

Epping Forest District Council  
**Epping Forest District Local Plan**  
Employment Land Supply  
Assessment

Issue | December 2017

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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**Ove Arup & Partners Ltd**  
13 Fitzroy Street  
London  
W1T 4BQ  
United Kingdom  
[www.arup.com](http://www.arup.com)

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# 1 Introduction

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## 1.1 Purpose of the Report

The adopted Local Plan for the District is the Epping Forest District Local Plan (1998) and Alterations (2006). The Council is currently preparing a new Local Plan for Epping Forest District, which will cover the period up to 2033. In accordance with paragraph 21 of the National Planning Policy Framework (NPPF), the emerging Local Plan must allocate sufficient land in appropriate locations to meet employment needs over the Plan period.

The Council undertook consultation on its Draft Local Plan between October and December 2016. The Draft Local Plan sets out the Council's proposed approach to meeting the District's employment needs, which comprised: protecting and enhancing existing employment sites (including through intensification of employment land); as well as the allocation of new sites, where necessary and appropriate. Such an approach was considered to support sustainable, long-term economic growth within the District, limit the extent of land that would need to be released from the Green Belt and support the rural economy of the District.

With regards to site allocations, the Draft Local Plan presented those employment sites which had been identified in the Council's evidence base. This included existing employment sites identified in the Epping Forest District Local Plan (1998) and Alterations (2006) and the Epping Forest District and Brentwood Borough Employment Land Review (Atkins, 2010) as well as sites promoted to the Council for extension to existing employment sites or sites for new employment space as recorded in the Strategic Land Availability Assessment (SLAA) (NLP, 2016). The Council stated in the Draft Local Plan that it would be undertaking further work to enable specific employment land requirements and allocations to be identified within the Local Plan. This included further considering the opportunities to intensify and extend existing employment sites, where appropriate.

Arup was subsequently commissioned to undertake an Employment Land Supply Assessment, to provide updated evidence to inform the allocation of employment sites within the Epping Forest District Local Plan Submission Version. Based on the Council's approved Local Development Scheme (October 2017), the Council intends to publish its Local Plan pursuant to Regulation 19 in December 2017 and submit it to the Planning Inspectorate in March 2018.

The Employment Land Supply Assessment has been undertaken in accordance with national planning policy and guidance. Specifically, the study has been conducted in accordance with the NPPF which provides the national context for planning for employment uses. This includes paragraph 21, which requires that local planning authorities: set a clear economic vision and strategy for their area which encourages sustainable economic growth; and that land is found to match this strategy reflecting anticipated employment needs over the Plan period. In addition, paragraph 22 of the NPPF states that *"planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed."*

The relevant Planning Practice Guidance (PPG) (ID: 2a-002-20140306) provides supplementary guidance and notes that the primary objective of the assessment of economic needs is to: “*identify the future quantity of land or floor space required for economic development uses including both the quantitative and qualitative needs for new development and provide a breakdown of that analysis in terms of quality and location, and to provide an indication of gaps in current land supply*”<sup>1</sup>.

The Employment Land Supply Assessment therefore brings together, updates and supplements where necessary, the existing sources of evidence on existing and potential employment sites within the District in order to provide an updated baseline supply. This comprises evidence base work undertaken on behalf of the Council, including the Epping Forest District and Brentwood Borough Employment Land Review (Atkins, 2010) and the Economic and Employment Evidence to Support the Local Plan and Economic Development Strategy (Hardisty Jones Associates, 2015).

The Employment Land Supply Assessment focuses on employment land and floorspace supply for the group of B Use Class uses set out in Table 1. The supply of land and floorspace for other non-B Use Class employment generating uses is considered in separate evidence base documents produced by/on behalf of the Council, including the Town Centres Review (Arup, 2016) which focusses on A Use Class uses.

Table 1: B Use Class Descriptions

Classes	Use Description
<b>B1: Business</b>	(a) As an office other than a use within Class A2.
	(b) Research and development.
	(c) Industrial process suitable to be carried out in a residential area.
<b>B2: General Industry</b>	General industry.
<b>B8: Storage or Distribution</b>	Wholesale warehouse, distribution centres, repositories.

Part of the updated evidence required is the current performance of employment sites in the District including whether the existing sites in the Epping Forest District Local Plan (1998) and Alterations (2006) should continue to be protected in the emerging Local Plan. In addition, the study has sought to:

- identify all relevant existing and potential B Use Class use sites in the District of 0.2ha or greater in size; and
- understand:
  - the potential for regeneration, intensification or expansion of existing employment sites;
  - the development potential of new sites within the District;
  - the gains and losses of employment land against the baseline established by the allocations in the Epping Forest District Local Plan (1998) and sites identified in the Employment Land Review (2010); and
  - the potential for future loss of employment land during the Plan period.

<sup>1</sup> Housing and economic development needs assessments: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>; Accessed 20/06/2017

The Employment Land Supply Assessment has been conducted in parallel with the employment demand analysis undertaken, on behalf of the Council, by Hardisty Jones Associates (HJA). The outcomes of this study will inform the Council's understanding of the residual employment land requirement, which needs to be met over the remainder of the Plan period.

## 1.2 Structure of the Report

The remainder of this report is structured in the following way:

- Chapter 2 provides an overview of the desk based employment sites audit undertaken to identify: existing and potential employment sites within the District; and the sites to be taken forward for more detailed assessment (including site visits) as part of this study. It also introduces the proposed strategic and larger scale sites which have the potential to contribute to employment land over the Plan period.
- Chapter 3 presents the findings of the more detailed assessment of existing and potential new employment sites, which were subject to a site visit. It also provides a qualitative assessment of the potential employment contribution arising from proposed strategic and larger scale sites, which are required to include a mix of uses in order to accord with emerging policy requirements and to promote sustainable development.
- Chapter 4 sets out the implications of the study for the emerging Local Plan.

The report is supported by the following appendices:

- Appendix A contains the results of the desk based employment sites audit.
- Appendix B sets out the methodology followed when undertaking the site visits including the proforma used and associated site visit guidelines.
- Appendix C presents the site specific assessments of existing and potential new employment sites, which were subject to more detailed assessment.
- Appendix D contains a series of maps which identify the sites considered at various stages of the assessment process.



## 2 Employment Sites Audit

This chapter provides an overview of the desk based employment sites audit which sought to identify existing and potential new employment sites within the District from a range of data sources. It sets out the methodology used to gather and assess the employment sites and the process for filtering out those sites which did not meet the criteria for further assessment by way of site visit. This chapter therefore summarises the results of the desk based employment sites audit and implications for the final list of sites to be taken forward for site visits and more detailed assessment.

### 2.1 Step 1: Collating Data Sources

In undertaking the desk based employment sites audit a number of data sources were reviewed to identify existing and potential employment sites. The sources included:

- Employment allocations in the Epping Forest District Local Plan (1998) and Alterations (2006).
- Sites assessed in the Employment Land Review (2010).
- Sites identified in the Council's employment land records.
- Sites assessed in the SLAA (2016), which were considered for employment as a primary use. This includes sites submitted to the Council for consideration through the 'Call for Sites' process between 2008 and 31 March 2016.
- Sites received through the Council's Call for Sites process between 31 March 2016 and 31 January 2017.
- Sites identified from refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017.

The data provided by the Council, which comprised spreadsheet-based and where available site boundaries provided in Geographical Information Systems (GIS) software, was collated. Table 2 provides an overview of the GIS information that was available.

Table 2: Availability of GIS data by information source

Site source	GIS information available
Employment allocations in the Epping Forest District Local Plan (1998) and Alterations (2006)	Layer contained all existing employment allocations in the Epping Forest District Local Plan (1998) and Alterations (2006).
Employment Land Review (2010)	Layer contained all sites assessed in the Employment Land Review (2010).
Sites identified in the Council's employment land records	Data included site proformas although no GIS data was available.
SLAA (2016)	Layer contained all sites assessed in the SLAA (2016).
Sites identified from refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	Layer contained relevant refused or withdrawn planning applications. GIS data was not available for pre-application enquiries.

A total of 204 sites were identified through the collation of the aforementioned data sources. A full list of the sites identified is presented in Appendix A where each site has been assigned a unique reference, site address, site source and site size.

A breakdown of the sites identified, by source, is as follows:

- Employment allocations in the Epping Forest District Local Plan (1998) and Alterations (2006): 21 sites.
- Employment Land Review (Atkins, 2010): 44 sites.
- Sites identified in Epping Forest District Council employment land records: 74 sites.
- Strategic Land Availability Assessment (2016): 41 sites.
- Sites received through the Council's Call for Sites process between 31 March 2016 and 31 January 2017: 3 sites.
- Sites identified from refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017: 21 sites.

## 2.2 Step 2: Filtering of Employment Sites

Those sites identified at Step 1 were then subject to an initial filter to discount any sites which: did not align with the SLAA and site selection site size thresholds; are currently used for non-B Use Class uses and/or had been promoted in the first instance for a non-employment use; and were either in residential use or had extant planning permission for the wholesale redevelopment for residential use.

Sites were therefore discounted if they met one or more of the following criteria:

- The site area fell below 0.2 hectares (ha), which is the minimum site size threshold used in the SLAA and site selection process. This was to ensure the study accorded with other evidence base documents produced by the Council and broadly aligns with the PPG<sup>2</sup>.
- The site was in an existing non-B Use Class employment use, such as retail or agriculture including where some ancillary or small scale B Use Class use was present but was below 0.2ha.
- The site was in use for residential development or had extant planning permission for the wholesale redevelopment of the site for residential use or where the employment use was ancillary to the residential use and would fall below the 0.2ha site size threshold. Planning judgement was applied to establish whether sites should be discounted at this stage or whether a site visit was required to allow for further investigation.

Based on the initial filters a total of 39 sites were filtered out at Step 2, leaving 165 sites remaining. These sites are identified as such in Appendix A. The reasons for these sites being filtered out are set out below. It should be noted that one site met two of the criteria identified above, hence why the figures do not sum.

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<sup>2</sup> The site size threshold is smaller than that stated in the PPG, which recommends 0.25ha (Reference ID: 3-011-20140306). The approach adopted ensures continuity with the SLAA (2016) and site selection process and therefore for completeness the smaller site size has been used.

- Some 11 sites fell below the site size threshold;
- Some 23 sites were in non-B Use Class employment uses; and
- Some six sites were either in or had planning permission for residential use.

### 2.3 Step 3: Checking for Duplicate Employment Sites

Since the employment sites remaining from Step 2 were derived from a range of data sources, it was necessary to check if sites with different site references were the same site or not (i.e. whether they were a duplicate).

In order to remove sites which were duplicates, GIS software was used to identify whether an employment site from one data source overlapped with an employment site from another. The analysis undertaken for this step identified whether an employment site partially or completely overlapped with another site. Once the overlapping sites had been ascertained, duplicate sites were removed in accordance with the following criteria:

- If a site completely or partially overlapped with, and was smaller than an employment site allocated in the Epping Forest District Local Plan (1998) and Alterations (2006), it was superseded by the employment allocation and removed from the site list.
- If a site completely or partially overlapped with, and was larger than an employment site allocated in the Epping Forest District Local Plan (1998) and Alterations (2006), it superseded the employment allocation and the employment allocation was removed from the site list.
- If a site completely or partially overlapped with, and was smaller than an employment site derived from the Employment Land Review (2010), it was superseded by the Employment Land Review (2010) site and removed from the site list.
- If a site identified through another data source completely or partially overlapped with, and was larger than an Employment Land Review (2010) site, it superseded the Employment Land Review (2010) site and the Employment Land Review site was removed from the site list.

Based on the decision rules set out above, 35 sites were removed from the site list. These sites are identified as such in Appendix A. For many of the sites held in the Council's employment land records, no GIS information was held. In such cases, a qualitative exercise was undertaken in conjunction with the Council to agree whether the sites were subsumed by other site areas; 39 sites were removed from the site list on this basis. A total of 74 sites were thus discounted as part of Step 3.

Following the steps identified above, 91 sites remained. They were taken forward for more detailed assessment by way of site visit in order to collect up-to-date information on each site. Following the site visits, 19 sites were removed from the assessment process; further details of this part of the process are provided in Section 3.2 of this report.



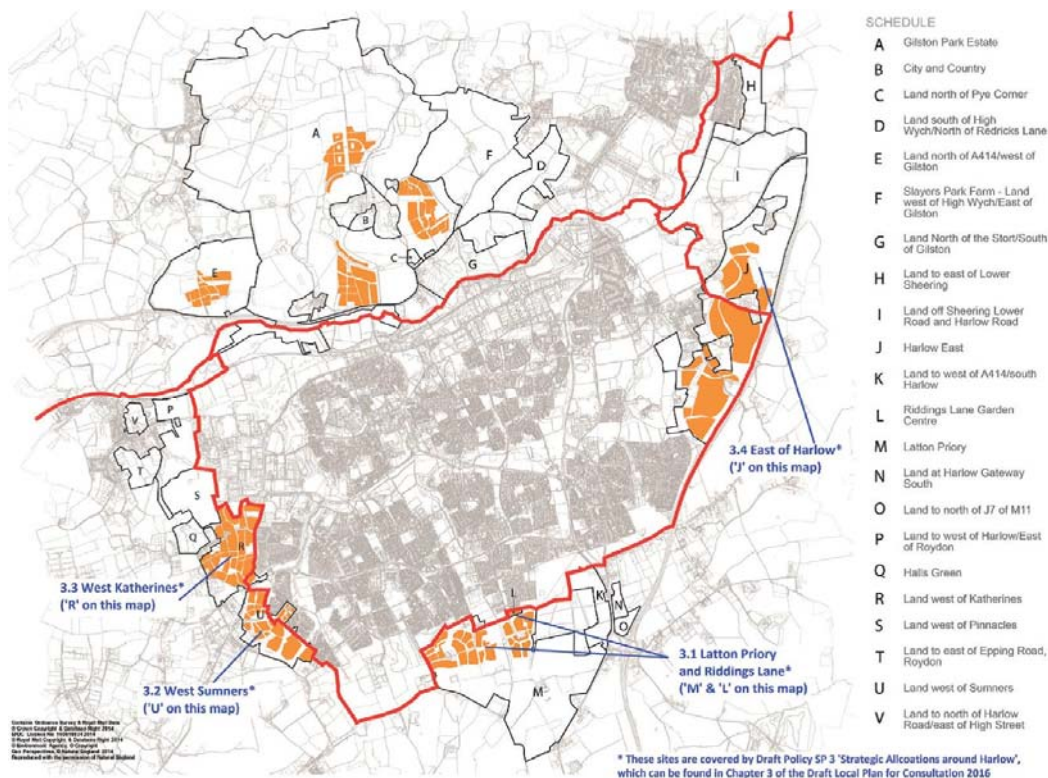
## 2.4 Identifying Sites with Strategic Opportunities for Providing Employment Land

In addition to the existing and potential employment sites identified through Steps 1 to 3 above, a further source of employment land was considered as part of the Employment Land Supply Assessment. This comprises the potential employment contribution arising from proposed strategic and larger scale sites located within the District. These sites broadly fit into two categories: the strategic site allocations located around Harlow within Epping Forest District, which are identified in Draft Policy SP 3 of the Draft Local Plan and larger employment sites owned by the Council.

The strategic sites identified in the Draft Local Plan comprise the following:

- SP 3.1 – Latton Priory and Riddings Lane (Sites ‘L’ and ‘M’ in Figure 1).
- SP 3.2 – West Sumners (Site ‘U’ in Figure 1).
- SP 3.3 – West Katherines (Site ‘K’ in Figure 1).
- SP 3.4 – East of Harlow (Site ‘J’ in Figure 1).

Figure 1: Locations of the proposed strategic allocations in and around Harlow



Draft Policy SP 3 requires that, in addition to new homes, development proposals will be expected to make provision for an appropriate level of employment, retail and community uses. This is to reflect Garden Town principles. To better understand the level of employment provision which could be made on these sites a desk based assessment was undertaken, the findings of which are reflected in Section 3.4 of this report. This includes reviewing any information held by the



Council, including from site promoters, on the potential capacity for employment land on these sites.

Section 3.4 also provides further detail on the main larger employment site owned by the Council; North Weald Airfield. Since part of this site may be suitable for B Use Class uses, it was subject to Steps 1-3 of the employment sites audit and is included in the list of 91 sites which were assessed by way of site visit. In addition, the Council wishes to continue to support the retention of aviation related uses on the site. Any new or additional B Use Class uses will therefore need to complement this aspiration. Section 3.4 looks strategically at the potential of North Weald Airfield, more generally.



## 3 Findings of More Detailed Site Assessment

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This chapter sets out the methodology used to assess the land supply for the B Use Class sites carried forward from the desk based audit of employment sites; this is those sites which were not filtered or removed from the desk based audit and were identified for a site visit. It also sets out which sites were not carried forward following the site visits and for sites that did progress, provides an overview of the employment land supply including the categorisation of land and floorspace by B Use Class uses, as well as the identification of vacant and derelict land. This chapter also considers opportunities for growth through potential regeneration, intensification and expansion of existing employment sites and the development potential of new sites. An overview of historic and potential future loss of employment land is also provided along with a more detailed consideration of the strategic and larger scale mixed use sites introduced in Section 2.4.

### 3.1 Overview of Methodology

The desk based employment sites audit identified 91 existing and potential new employment sites within Epping Forest District for further assessment by way of site visit. In order to ensure a consistent assessment of these 91 sites, a site proforma was developed which was used during the site visits. Information collected via the site proforma included:

- existing employment uses and the total number of premises on site; vacant employment floorspace, derelict employment land and underutilised employment land (for existing employment sites only);
- access to site and information on adjacent land uses;
- implementation status of historic and extant planning permissions and prior approvals (for existing employment sites only); and
- opportunities for future B Use Class development including through regeneration, intensification, and expansion of existing employment sites and the development potential of new employment sites.

The site proforma combined assessment criteria with ‘drop down’ and ‘free text’ response options. The standardised ‘drop down’ options ensured comparability between sites, while the ‘free text’ fields provided the opportunity to add supplementary site-specific detail where necessary. The proforma was built into Arup’s bespoke GIS-based site assessment tool. It included the GIS map layers resulting from the desk based employment site audit, which enabled site boundaries to be verified on site as well as other site specific information recorded.

To ensure consistency across site assessments, site proforma guidelines were developed. These guidelines provided the assessors with guidance on how each question should be completed, as well as any assumptions that should be applied. Copies of the site proforma and site proforma guidelines can be found in Appendix B along with further details on the methodology followed.

Site visits were undertaken between March and May 2017. Following the site visits, GIS data analysis was undertaken for each site to quantify existing employment land and floorspace and the potential for future employment land and floorspace. Full details of the analysis process followed is set out in Appendix B.

Once the data analysis had been undertaken, the results were transposed into site proformas which provide a site-by-site breakdown of the assessment findings. Different proforma templates were used for existing employment sites and potential new employment sites, in order to capture the most relevant information. The site proformas provide an overview of the key site details, an existing site appraisal and opportunities for growth. In the existing employment sites proforma, details of any historic or future loss of employment land has also been provided where relevant. A full set of site proformas is provided in Appendix C.

### **3.2 Filtering of Employment Sites Following Site Visits**

Some 19 of the 91 sites which were visited were not assessed further. The reasons for this are summarised in Table 3. The location of the sites subject to site visits and confirmation of whether or not they proceeded following the site visit are illustrated in the maps contained in Appendix D.2.

In some cases, the sites visited were previously identified as employment sites and therefore represented a decrease in recorded employment land in the District. Loss of employment land was recorded at sites sourced from the Epping Forest District and Brentwood Borough Employment Land Review (Atkins, 2010) (identified through an ELR prefix) and the Epping Forest District Local Plan (1998) and Alterations (2006) employment allocations (identified through an EMP prefix). Sites from other sources (including those with prefixes E- and SR-) sit outside of this existing baseline and therefore no 'loss' in employment land was recorded.

In summary, 10.13ha of employment land was lost from the existing employment allocations and sites sourced from the Employment Land Review (2010). Specifically, these were:

- EMP-0008: Sewardstone Road
- EMP-0010: Upshire Road
- EMP-0012: 54 Centre Drive
- ELR-0011: Epping Station Approach, Epping CM16 4HW
- EMP-0018: Former Parade Ground, North Weald Airfield
- ELR-0077: Banson's Yard, Chipping Ongar
- ELR-0081: Crossroads of Oakwood Hill Road and Valley Hill
- ELR-0098: Land at Winston Farm, Nazeing
- ELR-0101: Land at Silverwood Close, Broadley Common, Roydon

Table 3: Sites not assessed further following site visits

Site ref	Address	Site source	Status of site	Reason site was not assessed further	Loss of employment land (ha)
E-093	Marlow, High Road, Thornwood, CM16 6LU	Council's employment land records	Not allocated	Based on the findings of the site visit and further desk based assessment it was determined that the site is in sui generis use.	N/A
E-100	Phoenix House, Hastingwood Road, CM17 9JT	Council's employment land records	Not allocated	Based on the findings from the site visit, the site is predominantly in D1 use (holistic medical centre). B1(a) Use Class (offices) uses occupy part of the site but the total area for this use falls below the 0.2ha site size threshold.	N/A
E-102	Foster Street Farm, Foster Street, CM17 9HS	Council's employment land records	Not allocated	The site is solely in agricultural use.	N/A
ELR-0011*	Epping Station Approach, Epping CM16 4HW	Employment Land Review (2010)	Not allocated	Based on the findings of the site visit, the majority of the site has been redeveloped for residential uses. The part of the site that remains in B Use Class uses falls below the 0.2ha threshold.	1.18
ELR-0077	Banson's Yard, Chipping Ongar	Employment Land Review (2010)	Not allocated	The site has been entirely redeveloped for residential use.	0.42
ELR-0081	Crossroads of Oakwood Hill Road and Valley Hill	Employment Land Review (2010)	Not allocated	The site contains A1, A3, A2 and D2 uses and residential dwellings on upper floors. With the exception of a laboratory, which falls below the 0.2ha threshold, the remainder of the site is not in B Use Class use.	1.26
ELR-0098	Land at Winston Farm, Nazeing	Employment Land Review (2010)	Not allocated	Based on the findings of the site visit, the site is in the process of being redeveloped for residential use. However, two new employment sites were identified within the vicinity of ELR-0098 which individually meet the 0.2ha threshold. These two new sites (SR-0863-N and SR-0965) will continue to the next stage.	0.57
ELR-0101	Land at Silverwood Close, Broadley Common, Roydon, Waltham Abbey, EN9 2DQ	Employment Land Review (2010)	Not allocated	The majority of the site is used for traveller accommodation and/or glasshouse workers' accommodation. The limited industrial uses on-site appear to be ancillary to agricultural greenhouse uses.	2.56

Site ref	Address	Site source	Status of site	Reason site was not assessed further	Loss of employment land (ha)
EMP-0008	Sewardstone Road	Epping Forest District Local Plan (1998) and Alterations (2006)	Local Plan allocation	Most of the site comprises residential and retail uses, including a Tesco superstore. Whilst there is some ancillary B Use Class premises on site, these fall below the 0.2ha site size threshold.	3.17
EMP-0010	Upshire Road	Epping Forest District Local Plan (1998) and Alterations (2006)	Local Plan allocation	The site has been entirely redeveloped for residential use.	0.23
EMP-0012*	54 Centre Drive	Epping Forest District Local Plan (1998) and Alterations (2006)	Local Plan allocation	The site has been entirely redeveloped for residential use.	N/A**
EMP-0018	Former Parade Ground, North Weald Airfield	Epping Forest District Local Plan (1998) and Alterations (2006)	Local Plan allocation	The site has been redeveloped entirely for residential use.	0.74
SR-0551	Olympic Compound Site – Plots A B & C Land North of Roding Lane	SLAA (2016)	Not allocated	This site appears to be in use as a highways depot, which is considered to be a sui generis use.	N/A
SR-0552	Blunts Farm Motorway Maintenance Compound	SLAA (2016)	Not allocated	This site appears to be in use as a highways depot, which is considered to be a sui generis use.	N/A
SR-0560	Chigwell Civic Amenity Site, Luxborough Lane	SLAA (2016)	Not allocated	The site is in use as an Essex County Council recycling centre, which is considered to be a sui generis use.	N/A
SR-0570	Land adjoining Unit 1, Horseshoe Farm, London Road, Harlow, CM17 9IH	SLAA (2016)	Not allocated	This site appears to be in use as a highways depot, which is considered to be a sui generis use.	N/A
SR-0941	Magnolia House, Abridge Road, Theydon Bois, Epping, Essex, CM16 7NR	Refused, live or withdrawn planning applications and pre-application enquiries (18 May 2016 and 31 January 2017)	Not allocated	Access could not be achieved during the site visit. Further desk based assessment established that the site comprises some residential uses. The part of the site that remains in B Use Class use falls below the 0.2ha threshold.	N/A
SR-0942	Woodhay House, Stapleford Road, Stapleford Abbots, Essex, RM4 1EJ	Refused, live or withdrawn planning applications and pre-application enquiries (18 May 2016 and 31 January 2017)	Not allocated	Based on findings from the site visit, the site comprises some residential uses. The part of the site that remains in B Use Class use falls below the 0.2ha threshold.	N/A

Site ref	Address	Site source	Status of site	Reason site was not assessed further	Loss of employment land (ha)
SR-0952	Norton Field Farm, Norton Lane, High Ongar, Essex, CM4 0LN	Refused, live or withdrawn planning applications and pre- application enquiries (18 May 2016 and 31 January 2017)	Not allocated	Given the site area at 0.19ha was close to the site size threshold, a site visit was undertaken to verify the site boundary. The site visit confirmed that the site does not exceed 0.19ha and therefore falls below the site threshold of 0.2ha.	N/A

\* The amount of employment land quoted at EMP-0012/ELR-0011 in the Employment Land Review (2010) for these sites is higher than the figures stated in Table 3. The quantum stated in Table 3 have been verified through GIS.

\*\*EMP-0012 is subsumed within site ELR-0011. Therefore, the employment land loss figure is not provided here to avoid double counting.

As summarised in Table 3, some sites were not assessed further since the redrawn site area (the part of the site remaining in B Use Class use) fell below 0.2ha. Following the site visits, alterations were made to the boundaries of other sites, which did not result in the site area falling below 0.2ha. In summary the boundaries of nine sites were amended and a description of the site boundary changes is provided in Table 4. The location of the sites which were subject to boundary alterations and the extent of the alterations made are illustrated in the maps contained in Appendix D.3.

Some of the site boundary alterations resulted in a loss of existing employment land. This totalled 14.04ha of existing employment land, lost from the existing employment allocations and sites sourced from the Employment Land Review (2010). Specifically these were:

- EMP-0013: Bower Hill Industrial Estate, Epping
- EMP-0020: Doe's, Dunmow Road, Fyfield
- ELR-0088: Land at Woodgreen Road/Southend Lane, Waltham Abbey
- ELR-0099: Sedge Green, Nazeing
- ELR-0104: Taylor's Farm, Gravel Lane

During the site visits three new sites were identified which qualified for inclusion in the Employment Land Supply Assessment; both equating to more than 0.2ha and comprising B Use Class uses. These are summarised in Table 5 and illustrated in the maps contained in Appendix D.4.

In summary, 19 sites were removed from the process (as detailed in Table 3), whilst three sites were added (as detailed in Table 5). Amendments were also made to the site boundaries of existing sites including the merging and splitting of sites; however this did not result in a net change in the number of sites. As a result, a total of 75 sites were subject to further assessment.



Table 4: Alterations to site boundaries following site visits

Site ref	Address	Site source	Status of site	Reason alteration made to site	Original employment land area (ha)	Loss of employment land due to alterations (ha)
EMP-0001	Oakwood Hill	Epping Forest District Local Plan (1998) and Alterations (2006)	Local Plan allocation	On the site visit it was noted that this site functionally relates to the adjoining site. It was combined with and assessed as part of EMP-0002a.	0.55	Site was merged with EMP-0002a, therefore no loss of employment land.
EMP-0002	Langston Road / Oakwood Hill, Loughton, IG10 3DQ	Epping Forest District Local Plan (1998) and Alterations (2006)	Local Plan allocation	Based on site visit findings, this site was split into two sites; EMP-0002a and EMP-0002b. This reflects the two discreet employment areas which are located either side of Chigwell Lane.	31.25	Site was merged with EMP-0001 and EMP-0004, therefore no loss of employment land.
EMP-0004	Langston Road	Epping Forest District Local Plan (1998) and Alterations (2006)	Local Plan allocation	On the site visit it was noted that this site functionally relates to the adjoining site. It was assessed as part of EMP-0002b.	2.80	Site was merged with EMP-0002b, therefore no loss of employment land.
EMP-0013	Bower Hill Industrial Estate, Epping, CM16 7BN	Epping Forest District Local Plan (1998) and Alterations (2006)	Local Plan allocation	The site area has been reduced in size since part of the site has been redeveloped for residential use.	2.94	New site area equals 2.14ha. Therefore 0.8ha loss of employment land.
EMP-0020	Doe's, Dunmow Road, Fyfield, CM5 0NS	Epping Forest District Local Plan (1998) and Alterations (2006)	Local Plan allocation	This site has been reduced in size since the majority of the site has been redeveloped for residential use.	1.10	New site area equals 0.21ha. Therefore 0.89ha loss of employment land.
EMP-0021	Meridian Business Park & Sainsbury's Distribution Centre, Waltham Abbey, EN9 3BZ	Epping Forest District Local Plan (1998) and Alterations (2006)	Local Plan allocation	The majority of this existing Local Plan allocation has been developed for residential use or a country park. The site boundary has been amended to reflect the area in B Use Class use.	24.34	No loss of employment land since Local Plan did not assume whole site area for B Use Class uses.
ELR-0088	Land at Woodgreen Road / Southend Lane, Waltham Abbey, EN9 3SA	Employment Land Review (2010)	Not allocated	The site area to be assessed has been reduced in order to reflect that the former site included non-B Use Class uses including agricultural and residential uses.	4.54	New site area equals 0.62ha, therefore 3.92ha loss of employment land.
ELR-0099	Sedge Green, Nazeing, CM19 5JR	Employment Land Review (2010)	Not allocated	The site area has been reduced in order to reflect that the former site included area of land in residential use.	2.58	New site area equals 0.84ha, therefore 1.74ha loss of employment land.

Site ref	Address	Site source	Status of site	Reason alteration made to site	Original employment land area (ha)	Loss of employment land due to alterations (ha)
ELR-0104	Taylor's Farm, Gravel Lane, IG7 6DQ	Employment Land Review (2010)	Not allocated	This site has been reduced in size and split into ELR-0104a and ELR-0104b to remove the residential properties and agricultural land which are located between the areas of employment land.	7.66	Total site area of ELR-0104a and ELR-0104b equals 0.97ha, therefore 6.69ha loss of employment land.

Table 5: New sites identified through site visits

Site reference	Address	Site source	Status of site	Reason Site Identified	Original employment land area (ha)	Loss of employment land due to alterations (ha)
SR-0863-N	Land at Winston Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ	ELR 2017 site visits	Not allocated	Based on the findings of the site visit for ELR-0098, the site is in the process of being redeveloped for residential use. However, two new employment sites were identified within the vicinity of ELR-0098 which individually meet the 0.2ha threshold. One of these two new sites is SR-0863-N.	N/A	N/A – new site derived from ELR-0098, therefore no loss of employment land.
SR-0965	Land at Winston Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ	ELR 2017 site visits	Not allocated	Based on the findings of the site visit for ELR-0098, the site is in the process of being redeveloped for residential use. However, two new employment sites were identified within the vicinity of ELR-0098 which individually meet the 0.2ha threshold. One of these two new sites is SR-0965.	N/A	N/A – new site derived from ELR-0098, therefore no loss of employment land.
E-119	Matching Airfield/The Paper Store, Anchor Lane, Abbess Roding, CM5 0JR	ELR 2017 site visits	Not allocated	This is a new site identified from the site visit to site E-070; it is located within the vicinity of (but not directly adjacent to) E-070.	N/A	N/A – new site, therefore no loss of employment land.

### 3.3 Overview of Land Supply for B Use Class Sites

This section provides an overview of the results of the further assessment of employment sites within Epping Forest District. The 75 sites subject to further assessment are split as follows between existing and potential new employment sites:

- 65 existing sites (sites comprising employment premises which are in use, vacant employment premises or derelict employment land); and
- 10 new sites (sites which generally comprise greenfield land and may contain small areas of previously developed land, not in employment use.).

A total of 13 of the existing 65 existing sites comprise part or the entirety of existing allocations within the Epping Forest District Local Plan (1998) and Alterations (2006). A further 13 sites were subject to Employment Land Review (2010). Table 6 provides a comparison between the sites subject to this study and those surveyed in Employment Land Review (2010) (which included all the employment allocations contained in the Epping Forest District Local Plan (1998) and Alterations (2006)). The maps contained in Appendix D.5 confirm whether the 75 sites are existing or potential new employment sites; and for existing employment sites whether they are allocated or unallocated.

Table 6: Overview of sites subject to Employment Land Review (2010) and Employment Land Supply Assessment (2017)

	No. of sites	No. of allocated sites	Allocated site area (ha)	No. of unallocated sites	Unallocated sites area (ha)	Total area (ha)
Employment Land Review (2010)	42	16	98.5	26	28.3	126.8
Employment Land Supply Assessment (2017)	75	13*	78.7	62**	152.3	231

\* Allocated sites can be identified in Appendices A, C and D by the prefix EMP

\*\* Sites with prefixes E-, ELR- and SR- are unallocated sites. Sites with the prefix ELR- were surveyed in the Employment Land Review (2010)

#### Employment Land and Floorspace by B Use Class, Vacant Floorspace and Derelict Employment Land

A total of 676,408sqm of existing floorspace in employment use (B Use Class) was identified in the District across the 65 existing sites. B8 floorspace accounts for the largest B Use Class use, comprising nearly half of all floorspace (Table 7). After B8, B1(a) floorspace comprises the second greatest proportion of overall employment floorspace (23%), followed by B1(c) floorspace (19.3%) and B2 floorspace (10%). B1(b) floorspace comprised the lowest proportion of B Use Class floorspace (0.1%) in the District.

Overall, some 23,923 sqm of vacant employment floorspace and 3.4ha of derelict employment land was recorded across the District. Some vacant employment floorspace within the District would be expected in order to provide choice and

flexibility to the market. This is known as frictional vacancy and is the optimum level of surplus capacity in the market at any given time to allow an efficient churn of occupancy.

There is limited published information on the appropriate levels of frictional vacancy. The Greater London Authority (2012) Land for Industry and Transport Supplementary Planning Guidance (SPG) provides a benchmark for what is an appropriate level of frictional vacancy for industrial and office uses. For industrial uses frictional land vacancy is suggested as 5% and for office uses it is suggested as 8% of stock. Whilst it is acknowledged that Epping Forest District is not located within Greater London, it does abut this region and there are similarities in the two property markets. They are therefore considered appropriate benchmarks to apply in the Epping Forest District context in the absence of any more locally specific information.

Based on the findings of the site visits, there was an overall floorspace vacancy of 2%. Notwithstanding that this figure relates to floorspace and not land, it still falls below the benchmark of between 5 to 8% identified. Given that vacancy levels below this stated rate could act as a constraint on economic activity, the low level of vacant floorspace in Epping Forest District indicates a tight labour market which may be a constraining factor to economic growth and activity. This also reflects the large percentage of the District which is designated as Green Belt and the historically, more limited opportunities this provides for new employment floorspace.

Table 7: Employment land and floorspace by B Use Class (in use)\*

<b>B Use Class</b>	<b>Employment land (ha)</b>	<b>Floorspace (sqm)</b>	<b>% of total land</b>	<b>% of total floorspace</b>
<b>B1(a)</b>	33.81	158,580	21.0	23.4
<b>B1(b)</b>	0.61	479	0.4	0.1
<b>B1(c)</b>	20.42	130,727	12.8	19.3
<b>B2</b>	17.53	67,899	11.0	10.0
<b>B8</b>	87.76	318,723	54.8	47.1
<b>Total</b>	<b>160.13</b>	<b>676,408</b>	<b>100</b>	<b>100**</b>

\* The data reported in Table 7 relates to sites wholly or partially with existing B Use Class uses recorded on them. Generally, all sites with existing uses were well used and therefore where vacant land was identified within these sites, it was considered to be negligible and has not been deducted from the employment land calculations in Table 7. Sites which wholly comprised vacant buildings or derelict employment land have not been included in the figures presented in Table 7 since it was not possible to determine what B Use Class they would fall within.

\*\* The percentage of total floorspace for each B Use Class has been rounded to one decimal place. Therefore, the total does not sum to 100% due to this rounding.

## Distribution of Employment Premises and Floorspace across the District

Existing employment sites are distributed across the District with a particular focus in the parish of North Weald Bassett, which has the highest number of existing employment premises in the District, with over 93. Notwithstanding this, North Weald Bassett parish does not yield the highest percentage share of occupied floorspace (some 13.9%) reflecting the, on average, small premises size. Loughton (with a total of 58 premises) yields the greatest amount of occupied employment floorspace (35.8%) followed by Waltham Abbey (22%). In total, these two parishes provide nearly two thirds of occupied employment floorspace in the District. Table 8 illustrates the distribution of employment premises across the District, broken down by parish, in terms of the number of premises and the employment floorspace which they yield.

Table 8: Spatial distribution of employment premises and employment floorspace in use on existing sites; sorted in descending order by highest quantum of employment floorspace (sqm)

Parish	No. of sites	No. of employment premises	Employment floorspace in use (sqm)	Percentage share of total employment floorspace in use
Loughton	3	58	242,443	35.8%
Waltham Abbey	10	89	148,884	22.0%
North Weald Bassett	15	93	93,982	13.9%
Nazeing	10	30	64,154	9.5%
Sheering	3	16	21,885	3.2%
Epping	4	24	19,361	2.9%
Matching	2	17	11,392	1.7%
High Ongar	2	11	10,955	1.6%
Abbess Beauchamp and Berners Roding	2	17	10,406	1.5%
Stanford Rivers	2	12	9,895	1.5%
Ongar	2	10	9,666	1.4%
Moreton, Bobbingworth and the Lavers	4	14	9,112	1.3%
Epping Upland	1	9	8,433	1.2%
Theydon Garnon	1	20	5,913	0.9%
Chigwell	2	4	4,570	0.7%
Stapleford Abbotts	1	1	3,291	0.5%
Fyfield	1	1	2,067	0.3%
<b>Total</b>	<b>65</b>	<b>426</b>	<b>676,408</b>	<b>100</b>

## Condition of Sites

As part of the site visits, the quality of employment premises was assessed with premises graded as good, fair or poor quality. Of the 676,408 sqm of employment floorspace across the District, nearly two thirds was considered to be in good quality (61%), nearly a third was considered to be in fair quality (30%) and a small proportion was considered to be in poor quality (9%).

When these figures are disaggregated by B Use Class, Table 9 illustrates that more than half of B1(a) floorspace (57%) and B8 floorspace (59%) as well as the majority of B1(c) floorspace (89%) is in good condition. In comparison, B2 and B1(b) floorspace are generally of less good quality with nearly half of B2 floorspace (52%) being in fair condition and nearly two thirds of B1(b) floorspace (64%) being of poor quality. Based on the findings from our site visits, there does not appear to be a relationship between condition of employment floorspace and level of occupancy. Indeed poor quality sites were found to be well-occupied reflecting that the accommodation was fit-for-purpose with regards to the needs of the occupiers.

Table 9: Condition of sites by B Use Class and total employment floorspace

Condition of Site	Floorspace (sqm)	% of Total Floorspace by B Use Class
<b>B1(a) floorspace</b>		
<i>Good</i>	90,873	57.30
<i>Fair</i>	66,314	41.82
<i>Poor</i>	1,394	0.88
<b>B1(b) floorspace</b>		
<i>Good</i>	0	0.00
<i>Fair</i>	174	36.33
<i>Poor</i>	305	63.67
<b>B1(c) floorspace</b>		
<i>Good</i>	115,223	88.51
<i>Fair</i>	13,804	0.19
<i>Poor</i>	1,699	1.31
<b>B2 floorspace</b>		
<i>Good</i>	28,063	41.33
<i>Fair</i>	35,185	51.82
<i>Poor</i>	4,652	6.85
<b>B8 floorspace</b>		
<i>Good</i>	177,993	58.85
<i>Fair</i>	88,439	27.75
<i>Poor</i>	52,291	16.41
<b>Total</b>		
<b>Good</b>	<b>412,152</b>	<b>60.93</b>
<b>Fair</b>	<b>203,915</b>	<b>30.15</b>
<b>Poor</b>	<b>60,341</b>	<b>8.92</b>

Table 10 shows the condition of B Use Class floorspace by parish. A Red-Amber-Green rating system has been applied to demonstrate the predominant quality of all employment floorspace, as well as split by B Use Class, for each Parish. This indicates that the highest quantum of good quality: B1(a)/B8 floorspace is located within Waltham Abbey; and B1(c)/B2 floorspace is located within Loughton.

Table 10: Condition of B Use Class floorspace by parish.

B Use Class	Good (%)	Fair (%)	Poor (%)	Total floorspace (sqm)
<b>Abbees Beauchamp and Berners Roding</b>				
<i>All B Use Class floorspace</i>	0	28	72	10,406
<i>B2</i>	0	100	0	2,902
<i>B8</i>	0	0	100	7,504
<b>Chigwell</b>				
<i>All B Use Class floorspace</i>	0	42	58	4,570
<i>B2</i>	0	100	0	1,908
<i>B8</i>	0	0	100	2,661
<b>Epping</b>				
<i>All B Use Class floorspace</i>	57	43	0	19,361
<i>B1(a)</i>	77	23	0	6,566
<i>B1(c)</i>	58	42	0	2,500
<i>B2</i>	15	85	0	5,556
<i>B8</i>	79	21	0	4,840
<b>Epping Upland</b>				
<i>All B Use Class floorspace</i>	75	14	11	8,433
<i>B1(a)</i>	52	34	14	2,842
<i>B1(c)</i>	0	100	0	123
<i>B8</i>	86	14	0	5,468
<b>Fyfield</b>				
<i>All B Use Class floorspace</i>	100	0	0	2,067
<i>B8</i>	100	0	0	2,067
<b>High Ongar</b>				
<i>All B Use Class floorspace</i>	93	0	7	10,955
<i>B1(a)</i>	100	0	0	250
<i>B1(c)</i>	312	0	0	312
<i>B2</i>	1,098	0	0	1,098
<i>B8</i>	93	0	7	9,294
<b>Loughton</b>				
<i>All B Use Class floorspace</i>	66	34	0	242,443
<i>B1(a)</i>	43	57	0	90,804
<i>B1(c)</i>	95	5	0	101,792
<i>B2</i>	70	30	0	12,821
<i>B8</i>	56	44	0	37,025

B Use Class	Good (%)	Fair (%)	Poor (%)	Total floorspace (sqm)
<b>Matching</b>				
<i>All B Use Class floorspace</i>	85	14	1	11,392
<i>B1(a)</i>	100	0	0	1,877
<i>B1(c)</i>	72	28	0	1,920
<i>B2</i>	78	22	0	4,487
<i>B8</i>	93	2	5	3,109
<b>Moreton, Bobbingworth and the Lavers</b>				
<i>All B Use Class floorspace</i>	100	0	0	9,112
<i>B1(a)</i>	100	0	0	675
<i>B2</i>	0	100	0	1,448
<i>B8</i>	100	0	0	6,989
<b>Nazeing</b>				
<i>All B Use Class floorspace</i>	47	16	37	64,154
<i>B1(a)</i>	41	52	7	4,491
<i>B1(c)</i>	73	19	8	3,672
<i>B2</i>	64	36	0	10,704
<i>B8</i>	42	7	51	45,287
<b>North Weald Bassett</b>				
<i>All B Use Class floorspace</i>	33	57	10	93,982
<i>B1(a)</i>	29	61	0	12,766
<i>B1(c)</i>	35	48	17	6,014
<i>B2</i>	24	60	16	11,116
<i>B8</i>	36	53	11	64,087
<b>Ongar</b>				
<i>All B Use Class floorspace</i>	95	2	3	9,666
<i>B1(a)</i>	100	0	0	8,097
<i>B1(b)</i>	0	36	64	479
<i>B8</i>	100	0	0	1,090
<b>Sheering</b>				
<i>All B Use Class floorspace</i>	48	34	18	21,885
<i>B1(a)</i>	100	0	0	8,332
<i>B1(c)</i>	100	0	0	798
<i>B2</i>	100	0	0	973
<i>B8</i>	3	63	34	11,782
<b>Stanford Rivers</b>				
<i>All B Use Class floorspace</i>	20	78	2	9,895
<i>B1(a)</i>	0	56	44	314
<i>B2</i>	27	73	0	1,945
<i>B8</i>	19	81	0	7,636
<b>Stapleford Abbots</b>				
<i>All B Use Class floorspace</i>	0	100	0	3,291
<i>B2</i>	0	100	0	459
<i>B8</i>	0	100	0	2,832



B Use Class	Good (%)	Fair (%)	Poor (%)	Total floorspace (sqm)
<b>Theydon Garnon</b>				
<i>All B Use Class floorspace</i>	35	65	0	5,913
<i>B1(a)</i>	100	0	0	154
<i>B1(c)</i>	100	0	0	1,238
<i>B2</i>	24	76	0	1,687
<i>B8</i>	10	90	0	2,834
<b>Waltham Abbey</b>				
<i>All B Use Class floorspace</i>	78	13	7	148,884
<i>B1(a)</i>	97	3	0	21,512
<i>B1(c)</i>	30	67	3	12,358
<i>B2</i>	21	52	27	10,796
<i>B8</i>	84	9	7	104,218
<b>Epping Forest District</b>				
<i>All B Use Class floorspace</i>	<i>61</i>	<i>30</i>	<i>9</i>	<i>676,408</i>
<i>B1(a)</i>	<i>57</i>	<i>42</i>	<i>1</i>	<i>158,580</i>
<i>B1(b)</i>	<i>0</i>	<i>36</i>	<i>64</i>	<i>479</i>
<i>B1(c)</i>	<i>88</i>	<i>11</i>	<i>1</i>	<i>130,727</i>
<i>B2</i>	<i>41</i>	<i>52</i>	<i>7</i>	<i>67,899</i>
<i>B8</i>	<i>56</i>	<i>28</i>	<i>16</i>	<i>318,723</i>

**Key**

Predominant quality of employment floorspace	Poor	Fair	Good
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## Opportunities for Growth

Part of the site visits focussed on identifying derelict land and underutilised land within sites, as well as plots of land which lie adjacent to and functionally relate to existing employment sites to understand their potential to accommodate additional employment floorspace.

Table 11 summarises the number of sites with opportunities for regeneration, intensification, expansion (of existing sites) and potential for development (new sites). The definitions for each type of opportunity for growth are defined in the Appendix B. Since some sites have more than one form of capacity to accommodate growth, the total number of sites with opportunities for growth amounts to 27.

Table 11: Sites with opportunities for growth

Opportunities for growth	Total Sites	Site ref	Site Address
Regeneration of existing sites	4	EMP-0002b	Langston Road Industrial Estate, Loughton, IG10 3DQ
		SR-0946	Broxlea Nursery, Nursery Road, Nazeing, Essex, EN9 2JE
		SR-0951	Garden Centre, Crown Hill, Waltham Abbey, Essex, EN9 3TF
		ELR-0093	Woodside Industrial Estate, Thornwood, CM16 6LJ
Intensification of existing sites	4	E-065	Hobbs Cross Business Centre, Hobbs Cross Road, Theydon Garnon, CM16 7NY
		E-078	Piggots Company Ltd/Creative Workhouse, London Road, Stanford Rivers, CM5 9PJ
		E-112	The Old Waterworks, Green Lane, Nazeing, EN10 6RS
		SR-0415	Weald Hall Farm and Commercial Centre, Canes Lane, Epping, CM16 6FJ
Expansion of existing sites	9	ELR-0099	Sedge Green, Nazeing, CM19 5JR
		EMP-0002b	Langston Road Industrial Estate, Loughton, IG10 3DQ
		EMP-0007	Nazeing Bridge Works / Glassworks, Nazeing New Road, Broxbourne, EN10 6SY
		SR-0006	Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF
		SR-0211	Stewarts Farm, School Road, Stanford Rivers, Ongar, Essex, CM5 9PT
		SR-0375	Galley Hill Road Industrial Estate, Waltham Abbey, EN9 2AG
		SR-0394	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL
		SR-0940	North Weald Airfield, North Weald, CM16 6HR
		SR-0946	Broxlea Nursery, Nursery Road, Nazeing, Essex, EN9 2JE
Potential for development (new sites)	10	SR-0066	Harlow Park Nursery, London Road, North Weald Bassett, CM16
		SR-0092	Latton Park, London Road, Harlow
		SR-0190	Land at Luxborough Lane, Chigwell, Essex, IG7 5AA
		SR-0296	Land on the North Side of Luxborough Lane, Chigwell, IG7 5AA

Opportunities for growth	Total Sites	Site ref	Site Address
		SR-0325	Langston Road North of Bank of England Premises, Loughton, IG10 3TN
		SR-0409	Land at J7 of M11
		SR-0543	Mill Lane, Ongar, CM5 0DN
		SR-0558	Land adjacent West Hatch Academy, High Road, Chigwell, IG7 5BT
		SR-0580	Land at 42 Hoe Lane, Nazeing, EN9 2RG
		SR-0939	Land off Beechfield Walk, Waltham Abbey, EN9 3AB

The maps contained within Appendix D.6 show the sites with opportunities for growth (Table 11), split by parish. Opportunities for growth are summarised by Parish in Table 12.

Table 12: Opportunities for Growth by Parish

Parish	Opportunities for Growth			
	Expansion of existing sites	Intensification of existing sites	Regeneration of existing sites	Development of new sites
Chigwell				✓
High Ongar	✓			✓
Loughton	✓		✓	✓
Nazeing	✓	✓	✓	✓
North Weald Bassett	✓	✓	✓	✓
Stanford Rivers	✓	✓		
Theydon Garnon		✓		
Waltham Abbey	✓		✓	✓

In total, approximately 132ha of employment land was identified as having potential for further development (Table 13). This compares to the overall 163.66ha footprint of the 65 existing employment sites across the District. Over half of the identified additional employment land could be realised through the expansion of existing employment sites, with a third sourced from the development of new sites. There is more limited potential for regeneration and intensification on employment land within existing sites.

It should be noted that the figures quoted in Table 13 do not include employment land at the four proposed strategic allocations around Harlow located within Epping Forest District, as identified in Draft Policy SP 3 of the Draft Local Plan (2016). However, they do include potential regeneration and intensification opportunities identified in the eastern part of North Weald Airfield.

Table 13: Overview of opportunities for growth

Opportunities for growth	Area (ha)	Total floorspace capacity (primary use, sqm)	Area as % of total Opportunity Land
Regeneration of existing sites	1.5	8,269	N/A*
Intensification of existing sites	13.1	12,840	N/A*
Expansion of existing sites	49.9	219,760	43
Potential for development (new sites)	67.4	311,660	57
Total	131.9	552,529	100

\*Figures are not provided in these cases as the regeneration and intensification of existing sites would not provide a net increase in employment land.

As part of the site visits, judgements were made about the most suitable B Use Class uses for the additional floorspace/land identified. Table 14 provides a breakdown of the potential floorspace from the additional land identified in Table 13 by B Use Class floorspace (sqm) based on the most suitable use (referred to in the site proformas at Appendix C as the primary development scenarios).

Table 14: Overview of opportunities for growth (floorspace by primary use)

Opportunities for Growth	Primary use			Total floorspace capacity (sqm)
	B1a/b floorspace (sqm)	B1c/B2 floorspace (sqm)	B8 floorspace (sqm)	
Regeneration land development capacity	7,029	0	1,240	8,269
Intensification land development capacity	0	840	12,000	12,840
Expansion land development capacity	9,840	0	209,920	219,760
Potential for development land capacity	126,300	0	185,360	311,660
<b>Total (sqm)</b>	<b>143,169</b>	<b>840</b>	<b>408,520</b>	<b>552,529</b>

## Historic Loss of Employment Land

With regards to the loss of employment land, the PPG (ID2a-030-20140306) states that “*plan makers should consider the recent pattern of land supply and loss to other uses (based on extant planning permissions and planning applications)*”<sup>3</sup>. The study has therefore assessed historic and potential future losses of employment land, within the scope of the sites assessed. This assessment was based on the analysis of implemented and extant planning permissions and prior

<sup>3</sup> Housing and economic development needs assessments: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>; Accessed 20/06/2017

approvals (approved between 2010 and February 2017) as well as proposed residential allocations in the Draft Local Plan (2016) which are located in existing employment sites. Observations were also recorded on site with regards to established non-B Use Class uses.

As summarised in the final column of Table 3, a total of nine<sup>4</sup> sites visited historically lost employment land compared to the baseline established by the Employment Land Review (2010) and the Epping Forest District Local Plan (1998) and Alterations (2006). Based on the nine sites identified in Table 3 and five sites identified in Table 4, there has been a loss of 24.17ha of employment land in the District over the last seven years.

A further site (EMP-0009: Hillgrove Business Park) has lost employment floorspace (342 sqm) as a result of an implemented planning permission for residential development. Losses in employment floorspace were recorded on-site and full details, including the planning application reference, can be found in the site proforma in Appendix C. Since this loss relates to floorspace only, the total loss of employment land in the District over the last seven years remains at 24.17ha.

The site visits also identified loss of employment floorspace at site E-111 (Chimes Centre). However, since this site does not sit within the baseline used in this study the equivalent employment land figure has not been included in the overall total loss.

## Potential Future Loss of Employment Land

A further eight sites may lose employment land in the future, as a result of prior approvals and planning permissions for residential development or proposed residential allocations in the Draft Local Plan (2016). The spatial distribution of sites subject to potential future losses in employment floorspace/land is set out in Table 15. The full details of these potential losses can be found in the site proformas in Appendix C.

Table 15: Spatial distribution of sites with potential for future losses in employment floorspace/land

Parish	Site ref
Epping	EMP-0013
Loughton	EMP-0002a, EMP-0002b
Nazeing	ELR-0100, SR-0965
North Weald Bassett	ELR-0096
Ongar	SR-0173
Waltham Abbey	E-117

An overview of the future (potential) loss of employment floorspace and land across these sites is summarised in Table 16. It should be noted that sometimes the extant planning permissions or prior approvals may only result in loss of

<sup>4</sup> The figure of nine sites includes EMP-0012 which is subsumed within site ELR-0011. Therefore, the employment land loss figure for EMP-0012 is not provided in Table 3 to avoid double counting.

employment floorspace rather than land. This is particularly the case where only some floors within a building are subject to change of use. In addition, the identified prior approvals and planning permissions may not be implemented and therefore the loss identified may not materialise.

Table 16: Overview of future (potential) loss of employment land and floorspace

Extant planning permissions		Extant prior approvals		Draft residential allocations in the Draft Local Plan	
Floorspace (sqm)	Land (ha)	Floorspace (sqm)	Land (ha)	Floorspace (sqm)	Land (ha)
6,327	10.68	11,140	0	5,536	0.95

In considering existing sites with the potential to lose the most significant quantum of employment floorspace and land over the Plan period, SR-0173 (Fyfield Business Park) may lose up to 8.27ha of B1/B2 employment land and 4,946 sqm of floorspace should extant planning permissions and prior approvals for residential development be implemented. Further, EMP-0002b (Langston Road Industrial Estate) has the potential to lose up to 6,194 sqm of existing B1 floorspace should a prior approval for the conversion of office space to residential dwellings be implemented.

### 3.4 Sites with Strategic Opportunities for Providing Employment Land

This section provides an overview of the potential employment contribution arising from proposed strategic and larger scale sites located within the District. These sites broadly fit into two categories: the strategic site allocations located around Harlow within Epping Forest District, which are identified in Draft Policy SP 3 of the Draft Local Plan and North Weald Airfield.

The findings of the desk based assessment of these strategic site allocations is set out below. This section also provides more details on the main larger employment opportunity site owned by the Council; North Weald Airfield.

#### Latton Priory, Draft Local Plan Reference SP 3.1

This site is located south of Harlow between A414 and Forest Way. The site area promoted to the Council through the Local Plan process has a site area of approximately 260 ha and the capacity to accommodate some 2,500 homes as well as other complementary development. The Draft Local Plan (2016) makes provision for 1,050 dwellings, which includes 50 residential units at Riddings Lane (which is adjacent to Latton Priory) over a site area of approximately 76ha. On the basis, that the larger site area is allocated in the emerging Local Plan, the promoter has suggested an indicative quantum of 12-15ha of land for employment uses.

#### West Sumners, Draft Local Plan Reference SP 3.2

This site has been proposed for 1,000 dwellings in the Draft Local Plan. The representation received to the Draft Local Plan consultation does not indicate that

employment uses are proposed on this site at the present time by the site promoter.

### **West Katherines, Draft Local Plan Reference SP 3.3**

This site has been proposed for at least 1,100 dwellings in the Draft Local Plan. The representation from the site promoter is supportive of Policy SP 2 with regards to the overarching employment growth target of 10,000 new jobs; and states that development at West Katherines will make a valuable contribution to this target. The promoter suggests that the appropriate level of employment floorspace for each strategic allocation could be outlined by the Council in separate site-specific policies. An indicative location and quantum of employment land that could be provided on-site has not been provided.

### **East of Harlow, Draft Local Plan Reference SP 3.4**

This site is located to the north east and east of Harlow, between B181 Gilden Way and the M11. The site has been proposed for 750 homes in the Draft Local Plan. The site promoter suggests that land for employment uses could be provided adjacent to the planned new M11 Junction 7a. The illustrative Masterplan identifies a potential employment location north of the planned Gilden Way-M11 link road.

### **North Weald Airfield**

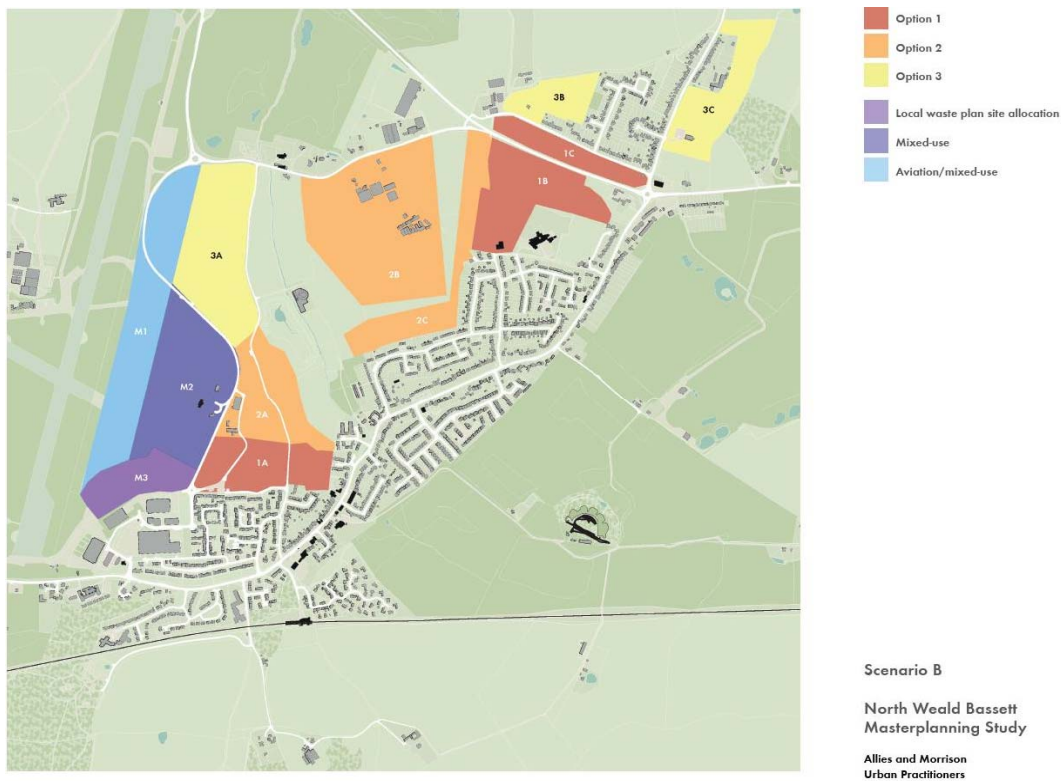
North Weald Airfield has a site area of 75.81ha<sup>5</sup> and is located north west of the existing settlement of North Weald Bassett. The site is bounded by the M11 to the west, Merlin Way to the north and east and B181 Epping Road to the south. The Council commissioned Allies and Morrison Urban Practitioners to produce the North Weald Bassett Masterplanning Study in September 2014.

Scenario B of the Masterplan informed the preparation of the Draft Local Plan, which proposes that land to the north of Merlin Way be developed for housing, with aviation and mixed uses to the west of proposed housing development at Parcel 3A (Figure 2). It is proposed that existing aviation uses on land to the west of the existing north-south runway should remain in aviation use, with a view to intensifying existing aviation uses.

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<sup>5</sup> North Weald Bassett Masterplanning Study, Allies and Morrison, September 2014

Figure 2: Overview of land uses proposed in North Weald Bassett Masterplanning Study, Scenario B Option 3



Since the Masterplan was produced, the Council as landowner of the airfield, has continued to refine its thinking in relation to this site. It is proposed that the part of the airfield to the west of the runway would continue to be used for aviation related uses (non-B Use Class), with the potential for further intensification. To enable the airfield to become a self-contained operation, further consideration is being given to providing a new access off the Epping Road to the airfield and locating the control tower to the western part of the runway. This would enable the proposals identified in the site proforma for SR-0940 to be realised as the aviation related part of the airfield would be self-contained. This includes:

- relocating the existing non-aviation related light industrial and storage and distribution uses on the western side of the Airfield to the eastern part of the airfield, in the area already zoned for employment in the Epping Forest District Local Plan (1998) and Alterations (2006);
- making provision for a new wet/dry leisure centre to replace Epping Sports Centre and Ongar Leisure Centre; and
- up to 26.56ha of additional B Use Class employment floorspace.

Such proposals would provide access to the south of the site for the aviation related uses. This would be in addition to an access to the east side of the site from Merlin Way.



## 4 Summary and Implications for the Local Plan

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This section summarises the findings of the study and sets out the policy recommendations for the emerging Local Plan.

### 4.1 Supply Assessment Summary

The study provides updated evidence in relation to supply of employment land following Atkins' Employment Land Review (2010). Furthermore, opportunities for providing additional employment floorspace and/or land have been identified. The key findings of the employment land supply assessment can be summarised as follows:

- The existing employment land supply in Epping Forest District amounts to a total of 163.7ha (this figure includes land occupied by vacant floorspace and derelict employment land).
- There is a total of approximately 676,000 sqm B Use Class floorspace in use located across 65 existing employment sites and 426 premises. A total of 10 new sites have been identified for potential future employment land.
- B8 floorspace accounts for the largest B Use Class use, comprising nearly half of all floorspace. After B8, B1(a) floorspace comprises the second greatest proportion of overall employment floorspace (23%), followed by B1(c) floorspace (19.3%) and B2 floorspace (10%). B1(b) floorspace comprises the lowest proportion of B Use Class floorspace (0.1%) in the District.
- Existing employment sites are distributed across the District with a particular focus in the parish of North Weald Bassett, which has the highest number of existing employment premises in the District, with over 93. Notwithstanding this, North Weald Bassett parish does not yield the highest percentage share of occupied floorspace (some 13.9%) reflecting the, on average, small premises size. Loughton (with a total of 58 premises) yields the greatest amount of occupied employment floorspace (35.8%) followed by Waltham Abbey (22%). In total, these two parishes provide nearly two thirds of occupied employment floorspace in the District.
- The majority of existing employment sites in the District are in good or fair condition and are well occupied. Approximately 20% of sites, distributed across the District, have some vacant floorspace, which is reasonable given the high number of units present within most sites.
- The overall floorspace vacancy is 2%, indicating a tight labour market which may be constraining to economic activity in the District.
- There is limited potential for intensification and/or regeneration across eight existing employment sites. The potential for development amounts to 21,109 sqm, based on the analysis of identified primary uses.
- Subject to more detailed assessment, there is potential for the expansion of nine existing employment sites totalling 49.9ha of land. This amounts to 219,760 sqm of floorspace based on the analysis of identified primary uses.
- Subject to more detailed assessment, there is further potential for the development of 10 new sites for employment uses totalling 67.4ha of land.

This is the equivalent of 311,660 sqm of floorspace based on the analysis of identified primary uses.

- A total of nine sites which are currently allocated for employment sites within the Epping Forest District Local Plan (1998) and Alterations (2006), as well as those sites sourced from the Employment Land Review (2010), have been lost to other uses. The total employment land loss at these sites amounts to 10.13 ha. Alterations to the site boundaries of nine other employment sites were also made due to the presence of non-B Class uses, with a loss of 14.04 ha of existing employment land. Overall, a total of 24.17ha of employment land has been lost against the baseline established in 2010.

## 4.2 Implications for the Local Plan

### Employment Review

The findings of this study are intended to inform the work being undertaken by HJA to understand the extent to which identified employment needs over the Plan period have already been met and could be met in the future.

In determining how future needs should be met, consideration should be given to:

- reflecting the historic re-use of sites and the potential for regeneration and intensification within existing employment sites;
- the need to account for additional ‘windfall’ development given that the District is characterised by a significant number of smaller employment sites. This includes employment land within agricultural settings, reflecting the diversification of this sector. It is currently unclear the contribution windfall development makes to employment land supply across the District; and
- how known historic losses of employment land and floorspace and potential future losses of employment land and floorspace are accounted for.

### Site Selection Process

The study has identified the potential to expand existing employment sites, beyond their site boundaries, as well as to develop new sites. It is recommended that nine expansion areas and 10 new sites (19 sites in total) should be subject to the site selection process to understand their potential suitability and deliverability. These 19 sites are summarised in Table 17. If any of these sites were assessed in the site selection process in 2016, the site assessments should be updated to reflect the site extents and development quantum identified in this study.

It should also be noted that as part of Stage 4 of the site selection process, a deliverability assessment is required. Should the sites proceed to Stage 4 of the site selection process relevant searches with the Land Registry may be required to understand who owns the sites and the availability of the site for employment uses.

A total of 18 of the 19 sites identified through this study are located within the Green Belt, as summarised in Table 17. Should a decision be made to allocate

sites located within the Green Belt, exceptional circumstances will need to be demonstrated.

Table 17: Potential expansion and new sites recommended to be subject to the site selection process and Green Belt status

Site ref	Address	Expansion site or new site?	Located within Green Belt?	If yes, what proportion of the site is within GB?
ELR-0099	Sedge Green, Nazeing, CM19 5JR	Expansion	Yes	Entirely within Green Belt.
EMP-0002b	Langston Road, Loughton, IG10 3DQ	Expansion	Yes	The western half of the site is located within Green Belt.
EMP-0007	Nazeing Bridge Works / Glassworks, Nazeing New Road, Broxbourne, EN10 6SY	Expansion	No	Not applicable.
SR-0006	Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF	Expansion	Yes	Entirely within Green Belt.
SR-0066	Harlow Park Nursery, London Road, North Weald Bassett, CM16	New	Yes	Entirely within Green Belt.
SR-0092	West of A414 to the south of Harlow	New	Yes	Entirely within Green Belt.
SR-0190	Land at Luxborough Lane, Chigwell, Essex, IG7 5AA	New	Yes	Entirely within Green Belt.
SR-0211	Stewarts Farm, School Road, Stanford Rivers, Ongar, Essex, CM5 9PT	Expansion	Yes	Entirely within Green Belt.
SR-0296	Land on the North Side of Luxborough Lane, Chigwell, IG7 5AA	New	Yes	Entirely within Green Belt.
SR-0325	Langston Road North of Bank of England Premises, Loughton, IG10 3TN	New	Yes	Entirely within Green Belt.
SR-0375	Galley Hill Road Industrial Estate, Waltham Abbey, EN9 2AG	Expansion	Yes	Entirely within Green Belt.
SR-0394	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	Expansion	Yes	Entirely within Green Belt.
SR-0409	Land at J7 of M11	New	Yes	Entirely within Green Belt.
SR-0543	Mill Lane, Ongar, CM5 0DN	New	Yes	Entirely within Green Belt.

Site ref	Address	Expansion site or new site?	Located within Green Belt?	If yes, what proportion of the site is within GB?
SR-0558	Land adjacent West Hatch Academy, High Road, Chigwell, IG7 5BT	New	Yes	Entirely within Green Belt.
SR-0580	Land at 42 Hoe Lane, Nazeing, EN9 2RG	New	Yes	Entirely within Green Belt.
SR-0939	Land off Beechfield Walk, Waltham Abbey, EN9 3AB	New	Yes	Entirely within Green Belt.
SR-0940	North Weald Airfield, North Weald, CM16 6HR	Expansion	Yes	Almost entirely within Green Belt excluding part of the apron to the south.
SR-0946	Broxlea Nursery, Nursery Road, Nazeing, Essex, EN9 2JE	Expansion	Yes	Entirely within Green Belt.

## Approach to Allocating Sites in the Draft Local Plan

Paragraph 22 of the NPPF states that “*Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed*”.

In terms of existing employment sites, indicated by the findings of this study, generally they are well used. Therefore it is recommended that the majority of existing employment sites are designated in the emerging Local Plan. In deciding which existing employment sites to designate, the emerging Local Plan should not afford protection to those existing employment sites where there is no reasonable prospect of the site being used for that purpose, in line with paragraph 22 of the NPPF. Consideration should therefore be given to the quality of sites as well as their planning history, in order to determine whether some existing sites should not be designated in the emerging Local Plan.

It is recommended that the Local Plan site selection process focus on the appropriateness of expansion of existing employment sites and potential new employment sites. With regards to the intensification and regeneration of existing sites, it is expected that individual proposals for employment uses may come forward during the Plan period, which would contribute to windfall development.

Pending the conclusions of the Local Plan site selection process, it is recommended that expansion areas beyond existing sites and new sites which are identified to meet future needs are allocated to afford them protection. Further, given vacancy levels are particularly low across the District, resulting in a tight labour market which may act to constrain economic activity, it is recommended that a larger quantum of employment land is allocated, beyond the objectively assessed need. Given the high land values in the District, further consideration should be given to Part D of Draft Policy E 1 and whether it can be strengthened to afford new employment land protection from change of use.

## Appendix A

### Employment Sites Audit

Site ref	Superseded site refs	Address	Parish	Settlement	Site source	Site size (ha)	Existing employment site	Site below 0.2 ha threshold?	Site either in or proposed for non-B class use?	Continue to consider site?	Step site discounted in employment sites audit	Status following employment site audit
E-046	N/A	Banson's Yard, Chipping Ongar, High Street, CM5 9AA	To be assigned	To be assigned	Epping Forest District Council employment land records	0.42	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-047	N/A	Birchwood Industrial Estate, Hoe Lane, Nazeing, EN9 2RJ	To be assigned	To be assigned	Epping Forest District Council employment land records	1.33	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-048	N/A	Bower Hill Industrial Estate, Epping, CM16 7BN	To be assigned	To be assigned	Epping Forest District Council employment land records	2.21	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-049	N/A	Brickfield House, High Road, Thornwood, CM16 6TH	North Weald Bassett	Thornwood	Epping Forest District Council employment land records	0.93	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-050	N/A	Brook Farm Industrial Estate, Stapleford Road, RM4 1EJ	To be assigned	To be assigned	Epping Forest District Council employment land records	0.22	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-051	N/A	Buckingham Court, Loughton, IG10 2QZ	To be assigned	To be assigned	Epping Forest District Council employment land records	1.16	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.

Site ref	Superseded site refs	Address	Parish	Settlement	Site source	Site size (ha)	Existing employment site	Site below 0.2 ha threshold?	Site either in or proposed for non-B class use?	Continue to consider site?	Step site discounted in employment sites audit	Status following employment site audit
E-052	N/A	Centre Drive, Epping, CM16 4HE	To be assigned	To be assigned	Epping Forest District Council employment land records	0.68	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-053	N/A	Chase Farm, Vicarage Lane, CM16 6AL	To be assigned	To be assigned	Epping Forest District Council employment land records	1.14	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-054	N/A	Civic Offices, 117-323 High Street Epping, CM16 4BZ	To be assigned	To be assigned	Epping Forest District Council employment land records	1.79	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-055	N/A	Coopersale Hall, Theydon Garnon, CM16 7PE	To be assigned	To be assigned	Epping Forest District Council employment land records	1.55	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-056	N/A	Dacres Gate, Dunmow Road, Fyfield, CM5 0NQ	To be assigned	To be assigned	Epping Forest District Council employment land records	1.42	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-057	N/A	Esgors Farm, High Road, Thornwood, CM16 6LY	To be assigned	To be assigned	Epping Forest District Council employment land records	0.49	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.

Site ref	Superseded site refs	Address	Parish	Settlement	Site source	Site size (ha)	Existing employment site	Site below 0.2 ha threshold?	Site either in or proposed for non-B class use?	Continue to consider site?	Step site discounted in employment sites audit	Status following employment site audit
E-058	N/A	Essex Technology and Innovation Centre, The Gables, CM5 0GA	Ongar	Chipping Ongar	Epping Forest District Council employment land records	2.22	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-059	N/A	Falconry Court, Bakers Lane, Epping, CM16 5DQ	To be assigned	To be assigned	Epping Forest District Council employment land records	1.78	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-060	N/A	Fyfield Business and Research Park, Fyfield Road, CM5 0GN	To be assigned	To be assigned	Epping Forest District Council employment land records	0.38	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-061	N/A	Harolds Park Farm, Harolds Park, Nazeing, EN9 2SF	To be assigned	To be assigned	Epping Forest District Council employment land records	1.34	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-062	N/A	Hastingwood Business Centre, Hastingwood Road, CM17 6GD	To be assigned	To be assigned	Epping Forest District Council employment land records	3.84	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-063	N/A	Highbridge Retail Park, Highbridge Street, Waltham Abbey, EN9 1BY	To be assigned	To be assigned	Epping Forest District Council employment land records	1.37	Yes	No	No	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.



Site ref	Superseded site refs	Address	Parish	Settlement	Site source	Site size (ha)	Existing employment site	Site below 0.2 ha threshold?	Site either in or proposed for non-B class use?	Continue to consider site?	Step site discounted in employment sites audit	Status following employment site audit
E-064	N/A	Hillgrove Business Park, Nazeing Road, EN9 2HB	To be assigned	To be assigned	Epping Forest District Council employment land records	3.25	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-094	SR-0552	Connect Plus Services, Maintenance Compound M11 Blunts Farm	Theydon Garnon	Theydon Bois	Epping Forest District Council employment land records	25.91	Unknown	No	Yes	No	Step 3	This site should not continue to the next stage as it overlaps with SR-0552.
E-065	N/A	Hobbs Cross Business Centre, Hobbs Cross Road, Theydon Garnon, CM16 7NY	Theydon Garnon	Theydon Garnon	Epping Forest District Council employment land records	4.18	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-067	N/A	Kingsmead, Epping Road, Roydon, CM19 5HU	To be assigned	To be assigned	Epping Forest District Council employment land records	2.64	No	No	No	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-066	N/A	Howard Business Park, Farm Hill Road, Waltham Abbey, EN9 1XE	Waltham Abbey	Waltham Abbey	Epping Forest District Council employment land records	5.70	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-069	N/A	Langston Road, Loughton, Essex, IG10 3FL	To be assigned	To be assigned	Epping Forest District Council employment land records	2.87	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-068	N/A	Kingston's Farm, Downhall Road, Matching, CM17 0RB	Matching	Waltham Abbey	Epping Forest District Council employment land records	3.51	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-071	N/A	Galley Hill and Maxens Yard, Waltham Abbey, EN9 2AG	To be assigned	To be assigned	Epping Forest District Council employment land records	11.74	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.

Site ref	Superseded site refs	Address	Parish	Settlement	Site source	Site size (ha)	Existing employment site	Site below 0.2 ha threshold?	Site either in or proposed for non-B class use?	Continue to consider site?	Step site discounted in employment sites audit	Status following employment site audit
E-072	N/A	Millbrook Industrial Estate, Middlebrook and Winston Farm, Hoe Lane, Waltham Abbey, EN9 2RJ.	To be assigned	To be assigned	Epping Forest District Council employment land records	6.225	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-073	N/A	Nazeing Bridge Works and Nazeing Glassworks, Nazeing New Road, EN10 6SG	To be assigned	To be assigned	Epping Forest District Council employment land records	2.68	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-074	N/A	New House Farm, Vicarage Lane, North Weald, Epping, CM16 6AP	To be assigned	To be assigned	Epping Forest District Council employment land records	1.62	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-075	N/A	North Weald Airfield, Hurricane Way, CM16 6AA	To be assigned	To be assigned	Epping Forest District Council employment land records	20.14	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-076	N/A	Oakwood Hill Industrial Estate, Loughton, IG10 2QZ	To be assigned	To be assigned	Epping Forest District Council employment land records	2.57	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-077	N/A	Paslow Hall Farm, High Ongar, CM5 9NS	To be assigned	To be assigned	Epping Forest District Council employment land records	3.18	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.

Site ref	Superseded site refs	Address	Parish	Settlement	Site source	Site size (ha)	Existing employment site	Site below 0.2 ha threshold?	Site either in or proposed for non-B class use?	Continue to consider site?	Step site discounted in employment sites audit	Status following employment site audit
E-070	N/A	Matching Airfield/The Paper Store, Anchor Lane, Abbess Roding, CM5 0JR	Abbess Beauchamp and Berners Roding	Abbess Roding	Epping Forest District Council employment land records	17.48	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-079	N/A	Rolls Farm, Hastingwood Road, CM5 0EN	To be assigned	To be assigned	Epping Forest District Council employment land records	1.83	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-080	N/A	Sainsbury's Distribution Centre, Meridian Business Park, Fleming Road, EN9 3BZ	To be assigned	To be assigned	Epping Forest District Council employment land records	4.6	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-081	N/A	Sedge Green, Nazeing, CM19 5JR	To be assigned	To be assigned	Epping Forest District Council employment land records	1.1	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-082	N/A	Silverwood Close, Broadley Common, EN9 6SX	To be assigned	To be assigned	Epping Forest District Council employment land records	3.127	No	No	No	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-083	N/A	Stewart's Farm, Stanford Rivers, CM5 9PT	To be assigned	To be assigned	Epping Forest District Council employment land records	1.08	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.

Site ref	Superseded site refs	Address	Parish	Settlement	Site source	Site size (ha)	Existing employment site	Site below 0.2 ha threshold?	Site either in or proposed for non-B class use?	Continue to consider site?	Step site discounted in employment sites audit	Status following employment site audit
E-084	N/A	The Maltings, Sawbridgeworth, CM21 9JX	To be assigned	To be assigned	Epping Forest District Council employment land records	1.985	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-085	N/A	The Potteries, Woodgreen Road, Waltham Abbey, EN9 3SA	To be assigned	To be assigned	Epping Forest District Council employment land records	1.16	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-086	N/A	Tylers Green, High Road, North Weald, CM16 6EG	To be assigned	To be assigned	Epping Forest District Council employment land records	0.28	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-087	N/A	Weald Hall Farm, Weald Hall Lane, Thornwood, CM16 6ND	To be assigned	To be assigned	Epping Forest District Council employment land records	0.19	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-088	N/A	Weald Hall Lane Industrial Estate, Thornwood, CM16 6NR	To be assigned	To be assigned	Epping Forest District Council employment land records	0.55	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-089	N/A	Woodside Industrial Estate, Thornwood, Epping, CM16 6LJ	To be assigned	To be assigned	Epping Forest District Council employment land records	1.22	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.

Site ref	Superseded site refs	Address	Parish	Settlement	Site source	Site size (ha)	Existing employment site	Site below 0.2 ha threshold?	Site either in or proposed for non-B class use?	Continue to consider site?	Step site discounted in employment sites audit	Status following employment site audit
E-090	N/A	Stoneshot Farm, Hoe Lane, Nazeing, EN9 2RW	To be assigned	To be assigned	Epping Forest District Council employment land records	Unknown	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-091	N/A	BT Building and 115 High Street, Epping, CM16 4BD	To be assigned	To be assigned	Epping Forest District Council employment land records	0.34	Unknown	No	No	No	Step 2	This site should not continue to the next stage as it is part of BT's critical infrastructure and therefore does not contain any employment uses.
E-078	N/A	Piggotts Company Ltd./Creative Workhouse, London Road, Stanford Rivers, CM5 9PJ	Stanford Rivers	Stanford Rivers	Epping Forest District Council employment land records	4.4	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-092	ELR-0044	Camfaud Concrete Pumps, High Road, Thornwood, CM16 6LZ	North Weald Bassett	Thornwood	Epping Forest District Council employment land records	0.85	Unknown	No	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-093	ELR-0044	Marlow, High Road, Thornwood, CM16 6LU	North Weald Bassett	Thornwood	Epping Forest District Council employment land records	5.66	Unknown	No	No	Yes	N/A	This site should continue to the next stage as it appears to be in employment use. This proposal is not currently allocated in the Local Plan. Need for survey work to collect information on employment uses and to create a GIS polygon.
E-095	N/A	Eppingdene, Ivy Chimneys, CM16 4EL	Epping	Epping	Epping Forest District Council employment land records	9.54	Unknown	No	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-096	N/A	Hayleys Manor, Upland Road, CM16 6PQ	Epping Upland	Epping Upland	Epping Forest District Council employment land records	0.12	Unknown	No	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-097	N/A	Housham Hall Farm, Harlow Road, CM17 0PB	Matching	Matching Tye	Epping Forest District Council employment land records	0.92	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-098	N/A	Holts Court, Holts Farm, Threshers Bush, Harlow, CM17 0NS	Moreton, Bobbingworth and the Lavers	High Laver	Epping Forest District Council employment land records	0.31	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-099	N/A	Stone Hall Farm, Down Hall Road, CM17 0RA	To be assigned	To be assigned	Epping Forest District Council employment land records	8.31	No	No	Yes	No	Step 2	This site should not continue to the next stage as the site has planning permission (EPF/1349/15) for residential units.
E-100	N/A	Phoenix House, Hastingwood Road, CM17 9JT	North Weald Bassett	North Weald Bassett	Epping Forest District Council employment land records	0.44	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-101	N/A	Searles Farm, Foster Street, CM17 9HP	North Weald Bassett	Harlow	Epping Forest District Council employment land records	1.53	Unknown	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-102	N/A	Foster Street Farm, Foster Street, CM17 9HS	North Weald Bassett	Harlow	Epping Forest District Council employment land records	9.9	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-103	N/A	Burrs Farm, Foster Street, CM17 9HP	To be assigned	To be assigned	Epping Forest District Council employment land records	0.22	No	Unknown	Yes	No	Step 2	This site should not continue to the next stage as it appears to be in sui generis use as a car dealership.
E-104	N/A	Fosters Croft, Foster Street, Harlow, CM17 9HS	North Weald Bassett	Harlow	Epping Forest District Council employment land records	3.85	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.

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E-105	N/A	Horseshoe Farm East, London Road, Latton, Harlow, CM17 9LH	North Weald Bassett	Harlow	Epping Forest District Council employment land records	8.73	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-106	N/A	Little Hyde Hall Farm, Hatfield Heath Road, CM21 9HX	Sheering	Lower Sheering	Epping Forest District Council employment land records	1.39	Unknown	No	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-107	N/A	Quickbury Farm, Hatfield Heath Road, CM21 9HY	Sheering	Lower Sheering	Epping Forest District Council employment land records	1.25	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-108	N/A	Nash Hall, High Ongar, CM5 9NL	To be assigned	To be assigned	Epping Forest District Council employment land records	2.87	No	No	Yes	No	Step 2	This site should not continue to the next stage as it appears to be in agricultural use.
E-109	N/A	New House Farm, Little Laver Road, Moreton, CM5 0JE	Moreton, Bobbingworth and the Lavers	Moreton	Epping Forest District Council employment land records	0.47	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-110	N/A	Picks Cottage, Sewardstone Road, E4 7RA	To be assigned	To be assigned	Epping Forest District Council employment land records	4.71	Unknown	No	Yes	No	Step 2	This site should not continue to the next stage as it currently accommodates a car boot sale and tackle shop and is therefore not in B Use Class use.
E-111	N/A	The Chimes Centre, Old Nazeing Road, EN10 6QU	Nazeing	Nazeing	Epping Forest District Council employment land records	1.33	Unknown	No	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-112	N/A	The Old Waterworks, Green Lane, Nazeing, EN10 6RS	Nazeing	Nazeing	Epping Forest District Council employment land records	2.33	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-113	N/A	Breeches Farm, Galley Hill Road, Waltham Abbey, EN9 2AH	Waltham Abbey	Waltham Abbey	Epping Forest District Council employment land records	1.5	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-114	N/A	Blunts Farm, Coopersale Lane, CM16 7NT	To be assigned	To be assigned	Epping Forest District Council employment land records	0.04	No	No	Yes	No	Step 2	This site should not continue to the next stage as it appears to be in agricultural use.
E-115	N/A	Warlies Park House, Horseshoe Hill, EN9 3SL	Waltham Abbey	Waltham Abbey	Epping Forest District Council employment land records	0.79	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-116	N/A	Ringway Depot, Land East of London Road, CM17 9LH	To be assigned	To be assigned	Epping Forest District Council employment land records	5.68	Unknown	No	Yes	No	Step 2	This site should not continue to the next stage as it currently accommodates a highways maintenance depot and salt barn and is therefore not in B Use Class use.
E-117	N/A	Patches Farm, Galley Hill Road, Waltham Abbey, EN9 2AG	Waltham Abbey	Waltham Abbey	Epping Forest District Council employment land records	0.57	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
E-118	N/A	Brooker Road and Cartersfield Road, Waltham Abbey, EN9 1EH	To be assigned	To be assigned	Epping Forest District Council employment land records	0.11	Yes	No	Yes	No	Step 3	Based on discussions with the Council it has been agreed that the designated employment area shown in the Council's records have been picked up in the Employment Land Review (2010). Any additional areas identified in the Council's records for intensification and expansion will be reviewed on-site as part of the site visits undertaken to inform the Employment Land Supply Assessment.
E-119	N/A	Matching Airfield/The Paper Store, Anchor Lane, Abbess Roding, CM5 0JR	Abbess Beauchamp and Berners Roding	Abbess Roding	Employment Land Supply Assessment (2017) site visits	0.3	Yes	N/A	N/A	Sourced from 2017 ELR site visits	N/A	This is a new site derived from the site visit to site E-070. This site has not previously been assessed and shall progress to the next stage. Need for updated survey work to collect up-to-date information on employment uses.

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ELR-0001	N/A	Merlin Way, North Weald Airfield, North Weald Bassett	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.06	Yes	No	Yes	No	Step 3	This site should not continue to be considered. This site overlaps EMP-0015 and with parts of SR-0119 and SR-0274.
ELR-0002	EMP-0019	High Road, North Weald, CM16 6EG	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.03	Yes	No	No	No	Step 3	This site should not continue to be considered. This site matches EMP-0019 exactly and overlaps with SR-0275.
ELR-0003	N/A	Industrial Estate, Weald Hall Lane, Thornwood, CM16 6NR	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.18	Yes	No	No	No	Step 3	This site should not continue to be considered. This site matches EMP-0014 exactly.
ELR-0004	N/A	Oakwood Hill Industrial Estate, Loughton, IG10 2QZ	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.04	Yes	No	No	No	Step 3	This site should not continue to be considered. This site largely overlaps EMP-0001, EMP-0002 and EMP-0004, which are to be considered. It also overlaps with parts of SR-0280, SR-0355 and SR-0279.
ELR-0005	N/A	Buckingham Court, Rectory Lane, Loughton, IG10 2QZ	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.08	Yes	No	No	No	Step 3	This site should not continue to be considered. This site matches EMP-0003 exactly.
ELR-0008	EMP-0005	Abbey Mead Industrial Park, Brooker Road, Waltham Abbey, E19 1HU	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.03	Yes	No	Yes	No	Step 3	This site should not continue to the next stage. This site matches EMP-0005 exactly and overlaps with SR-0382.
ELR-0010	EMP-0013	Bower Hill Industrial Estate, Epping CM16 7BN	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.88	Yes	No	No	No	Step 3	This site should not continue to the next stage. This site matches existing allocation EMP-0013 exactly and overlaps with SR-0278.
ELR-0011	EMP-0012	Epping Station Approach, Epping CM16 4HW	Epping	Epping	Employment Land Review (Atkins, 2010)	1.17	Yes	No	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0012	N/A	Falconry Court, Bakers Lane, Epping	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.16	Yes	No	No	No	Step 3	This site should not continue to the next stage. This site matches existing allocation EMP-0011 exactly.
ELR-0013	N/A	Works, Dunmow Road, Fyfield, CM5	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.58	Yes	No	No	No	Step 3	This site should not continue to the next stage. This site matches existing allocation EMP-0020 exactly.
ELR-0014	N/A	Nazeing New Road, Broadley Common, Nazeing, Waltham Abbey	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	1.38	Yes	No	No	No	Step 3	This site should not continue to the next stage. This site matches existing allocation EMP-0007 exactly.
ELR-0015	N/A	Hillgrove Business Park, Nazeing Road, Nazeing	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	Unknown	Yes	No	No	No	Step 3	The site should not continue to the next stage. This site matches existing allocation EMP-0009 exactly.
ELR-0018	N/A	North Weald Extension, North Weald Airfield, North Weald, Epping, Essex, CM16 6AA	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.98	Yes	No	Yes	No	Step 3	This site should not continue to the next stage. This site matches EMP-0016 exactly and overlaps with part of SR-0274 and SR-0119.
ELR-0019	N/A	North Weald Extension (2), North Weald Airfield, North Weald, Epping, CM16 6AA	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	Unknown	Yes	No	Yes	No	Step 3	This site should not continue to the next stage. This site matches EMP-0018 exactly
ELR-0020	EMP-0021	Part of the former Ordnance Site, Waltham Abbey	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	Unknown	Yes	No	Yes	No	Step 3	This site should not progress to the next stage. This site overlaps with part of EMP-0021.
ELR-0048	EMP-0017	The Maltings, Station Road, Sawbridge, CM21 9JX	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	2.57	Yes	No	Yes	No	Step 3	This site should not continue to the next stage. This site matches EMP-0017 exactly.
ELR-0074	N/A	Land at High Willows, Murthering Lane, Romford, RM4 1JT	Stapleford Abbotts	Stapleford Abbotts	Employment Land Review (Atkins, 2010)	4.70	Yes	No	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0076	N/A	118 High Street, Ongar	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.027	Yes	Yes	No	No	Step 2	Filter out since site falls below 0.2 ha threshold.
ELR-0077	N/A	Banson's Yard, Chipping Ongar	Ongar	Ongar	Employment Land Review (Atkins, 2010)	34.60	Yes	No	No	Yes	N/A	This site requires a site visit in order to ascertain whether it has been redeveloped into residential use and no longer is in employment use.
ELR-0078	SR-0173	Fyfield Business and Development, Ongar Road, CM5 0GN	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.34	Yes	No	No	No	Step 3	This site should not continue to the next stage. This site overlaps with SR-0173.

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ELR-0079	SR-0211	Land at Stewart's Farm, Standford Rivers	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.53	Yes	No	Yes	No	Step 3	This site should not continue to the next stage. This site overlaps with SR-0211.
ELR-0080A	N/A	Corner of Queens Road and Victoria Road, Buckhurst Hill	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.25	Yes	Yes	No	No	Step 2	Filter out since site falls below 0.2 ha threshold and is not in employment use.
ELR-0081	N/A	Crossroads of Oakwood Hill Road and Valley Hill	Loughton	Loughton	Employment Land Review (Atkins, 2010)	1.13	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0082	N/A	London Underground Power House	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.72	No	Yes	Yes	No	Step 2	Filter out since site falls below 0.2 ha threshold.
ELR-0083	N/A	Land at 143-149 and 100 High Road, Loughton	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.85	Yes	Yes	Yes	No	Step 2	Filter out since site falls below 0.2 ha threshold.
ELR-0084	N/A	11 Forest Road/184-194 High Road, Loughton	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	Unknown	Yes	Yes	Yes	No	Step 2	Filter out since site falls below 0.2 ha threshold.
ELR-0085	N/A	284 High Road, Loughton	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	1.66	Yes	Yes	Yes	No	Step 2	Filter out since site falls below 0.2 ha threshold.
ELR-0086	N/A	82-90 Forest Road, Loughton	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	15.44	Yes	Yes	Yes	No	Step 2	Filter out since site falls below 0.2 ha threshold.
ELR-0087	N/A	Land at 17-23 Torrington Drive	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	0.56	No	Yes	Yes	No	Step 2	Filter out since site falls below 0.2 ha threshold.
ELR-0088	N/A	Land at Woodgreen Road/Southend Land, Waltham Abbey, EN9 3SA	Waltham Abbey	Waltham Abbey	Employment Land Review (Atkins, 2010)	4.54	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0089	N/A	65-75 High Street, Epping	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	6.24	Yes	Yes	Yes	No	Step 2	Filter out since site falls below 0.2 ha threshold.
ELR-0090	N/A	Part of EFDC Offices, High Street, Epping	To be assigned	To be assigned	Employment Land Review (Atkins, 2010)	30.23	Yes	Yes	Yes	No	Step 2	Filter out since site falls below 0.2 ha threshold.
ELR-0091	N/A	Land at Coopersale Hall, Flux's Lane, Coopersale, CM16 7PE	Epping	Theydon Garnon	Employment Land Review (Atkins, 2010)	50.51	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0092	N/A	Land at Esgors Farm, Thornwood, CM16 6LY	North Weald Bassett	Thornwood	Employment Land Review (Atkins, 2010)	53.62	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0093	SR-0412	Woodside Industrial Estate, Thornwood, CM16 6LJ	North Weald Bassett	Thornwood	Employment Land Review (Atkins, 2010)	1.99	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0094	N/A	Hastingwood Business Centre, 1 Willow Place, Hastingwood, Harlow, Essex CM17 9GD	North Weald Bassett	Hastingwood	Employment Land Review (Atkins, 2010)	0.76	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0095	N/A	Land at Rolls Farm Barns, Hastingwood Road, Magdalen Laver, Essex, CM5 0EN	Moreton, Bobbingworth and the Lavers	Magdalen Laver	Employment Land Review (Atkins, 2010)	6.04	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0096	SR-0418	Chase Farm, Off Vicarage Lane, North Weald, Epping, CM16 6AL	North Weald Bassett	North Weald	Employment Land Review (Atkins, 2010)	1.87	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0097	N/A	New House Farm, Vicarage Lane, North Weald, Epping, CM16 6AP	North Weald Bassett	North Weald	Employment Land Review (Atkins, 2010)	45.42	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0098	SR-0276	Land at Winston Farm, Nazeing	Nazeing	Nazeing	Employment Land Review (Atkins, 2010)	12.49	Yes	No	Yes	Yes	N/A	This site requires a site visit in order to ascertain whether the site should continue to the next stage.
ELR-0099	N/A	Sedge Green, Nazeing, CM19 5JR	Nazeing	Roydon	Employment Land Review (Atkins, 2010)	2.58	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0100	N/A	Stoneshot Farm, Hoe Lane, Nazeing	Nazeing	Nazeing	Employment Land Review (Atkins, 2010)	0.85	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.



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ELR-0101	N/A	Land at Silverwood Close, Broadley Common, Roydon, Waltham Abbey, EN9 2DQ	Roydon	Nazeing	Employment Land Review (Atkins, 2010)	20.68	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
ELR-0104	N/A	Taylor's Farm, Gravel Lane, IG7 6DQ	Chigwell	Chigwell	Employment Land Review (Atkins, 2010)	7.66	No	No	Unknown	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0001	ELR-0004, SR-0280	Oakwood Hill	Loughton	Loughton	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	62.43	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0002	ELR-0004, SR-0279, SR-0280, SR-0355	Langston Road / Oakwood Hill, Loughton, IG10 3DQ	Loughton	Loughton	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	782.87	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0003	ELR-0005	Buckingham Court, Rectory Lane, Loughton, IG10 2QZ	Loughton	Loughton	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	1.62	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0004	ELR-0004, SR-0279, SR-0355	Langston Road	Loughton	Loughton	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	1.35	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0005	ELR-0008, SR-0382	Cartersfield Road/Brooker Road, Waltham Abbey, EN9 1J	Waltham Abbey	Waltham Abbey	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	1.08	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0006	N/A	Highbridge Retail Park	Waltham Abbey	To be assigned	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	154.21	Yes	Unknown	No	No	Step 2	This site should not continue to the next stage given it is allocated for retail use.
EMP-0007	ELR-0014	Nazeing Bridge Works / Glassworks, Nazeing New Road, Broxbourne, EN10 6SY	Nazeing	Nazeing	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	9.08	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0008	SR-0571	Sewardstone Road	Waltham Abbey	Waltham Abbey	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	0.38	Yes	Unknown	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0009	ELR-0040	Hillgrove Business Park, Nazeing Road, Nazeing, EN9 2HB	Nazeing	Nazeing	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	Unknown	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0010	N/A	Upshire Road	Waltham Abbey	Waltham Abbey	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	0.62	No	Unknown	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0011	ELR-0012	Falconry Court, Bakers Lane, Epping, CM16 5BD	Epping	Epping	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	0.50	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0012	N/A	54 Centre Drive	Epping	To be assigned	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	2.85	No	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0013	ELR-0010, SR-0278	Bower Hill Industrial Estate, Epping, CM16 7BN	Epping	Epping	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	0.49	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0014	ELR-0003	Weald Hall Lane Industrial Area, Thornwood, Epping, CM16 6NB	North Weald Bassett	Thornwood	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	1.09	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0015	N/A	Merlin Way, North Weald Airfield	North Weald Bassett	To be assigned	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	9.96	Yes	Unknown	Yes	No	Step 3	This site should not continue to the next stage. Existing allocation overlaps with ELR-0018 and SR-0119.
EMP-0016	N/A	The Apron, North Weald Airfield	North Weald Bassett	To be assigned	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	4.67	Yes	Unknown	Yes	No	Step 3	This site should not continue to the next stage. Existing allocation overlaps with ELR-0018 and SR-0119.

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EMP-0017	ELR-0048	The Maltings, Station Road, Sawbridgeworth, CM21 9JX	Sheering	Lower Sheering	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	1.84	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0018	N/A	Former Parade Ground, North Weald Airfield	North Weald Bassett	To be assigned	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	0.74	No	Unknown	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0019	ELR-0002, SR-0275	Tylers Green Industrial Area, High Road, North Weald, CM16 6EG	North Weald Bassett	North Weald	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	1.10	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0020	ELR-0013	Doe's, Dunmow Road, Fyfield, CM5 0NS	Fyfield	Fyfield	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	1.10	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EMP-0021	ELR-0020	Meridian Business Park & Sainsbury's Distribution Centre, Waltham Abbey, EN9 3BZ	Waltham Abbey	Waltham Abbey	Employment allocation in the Epping Forest District Local Plan (1998) and Alterations (2006)	4.75	Yes	Unknown	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
EPF/0069/17	N/A	Ericas Nursery Kents Lane Magdalen Laver Essex CM16 6AX	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	65.48	Yes	No	Yes	No	Step 2	This is a residential led scheme with ancillary employment uses. On that basis it will not be considered further.
EPF/0528/16	N/A	Office Building at Orchard House Hastingwood Road Hastingwood Harlow Essex CM17 9JT	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	4.46	Yes	No	No	No	Step 2	This site has not previously been identified in the Employment Land Review and since it has approval to convert from office to residential use it is not considered that the site needs to be considered further.
EPF/0820/16	N/A	Ericas Nursery Kents Lane Magdalen Laver Ongar Essex CM16 6AX	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	44.17	No	No	Yes	No	Step 2	Since the application was refused the existing employment use is unlawful and therefore on that basis it will not be assessed any further.
EPF/1111/16	N/A	Deer Park 3 Claverhambury Road Waltham Abbey Essex EN9 2BL	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	164.58	No	No	Yes	No	Step 2	Based on a review of the planning application information this appears to comprise a residential-led scheme with ancillary employment uses and on that basis will not be considered further.
EPF/1338/16	N/A	Envilles Farm Abbess Road Little Laver Ongar Essex CM5 0JH	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	12.79	Yes	No	No	No	Step 2	This site has not previously been identified in the Employment Land Review and since it has approval to convert from office to residential use it is not considered that the site needs to be considered further.
EPF/1692/16	N/A	Land south of Horseshoe Hill adjacent to 1 Ash Tree Cottage and High View Upshire Essex EN9 3SN	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	3.17	No	No	Yes	No	Step 2	Given that the current proposal has been refused and that the site would comprise a single live/work unit it is not considered to fall within the scope of the Employment Land Supply Assessment.
EPF/2480/16	N/A	Essex County Council Highways Depot London Road Hastingwood Harlow Essex CM17 9LH	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	0.76	Yes	No	No	No	Step 2	The predominant use for this site is sui generis (see E-116) and therefore on this basis the site will not be assessed further.
EPF/2572/16	N/A	Hastingwood Depot London Road Hastingwood Harlow Essex	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	1.00	Yes	No	No	No	Step 2	The predominant use for this site is sui generis (see E-116) and therefore on this basis the site will not be assessed further.
N/A	N/A	Hillhouse Drive	Waltham Abbey	To be assigned	Epping Forest District Council employment land records	0.64	Yes	Unknown	Yes	No	Step 2	Site is existing retail development. No proposals to redevelop for other employment uses.
SR-0006	N/A	Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF	North Weald Bassett	Harlow	Strategic Land Availability Assessment (2016)	1.09	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.

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SR-0041	N/A	1 Cartersfield Road, Waltham Abbey, Essex, EN9 1JD	Waltham Abbey	To be assigned	Strategic Land Availability Assessment (2016)	18.63	Yes	No	No	No	Step 2	This site should not continue to the next stage. Since the site was put forward through the Call for Sites planning permission has been granted and implemented for retail use.
SR-0066	Strategic Site N	Harlow Park Nursery, London Road, North Weald Bassett, CM16	North Weald Bassett	Harlow	Strategic Land Availability Assessment (2016)	1.61	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0092	Strategic Site K	West of A414 to the south of Harlow	North Weald Bassett	Harlow	Strategic Land Availability Assessment (2016)	17.93	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0119	N/A	North Weald Airfield, Merlin Way, North Weald Essex, CM16 6AA	North Weald Bassett	To be assigned	Strategic Land Availability Assessment (2016)	4.07	Yes	No	Yes	No	Step 3	This site should not continue to the next stage. This site overlaps with EMP-0016, EMP-0015, ELR-0018, ELR-0001 and ELR-0019.
SR-0151	N/A	Land at Birchwood Industrial Estate, Hoe Lane, Nazeing, EN9 2RJ	Nazeing	Nazeing	Strategic Land Availability Assessment (2016)	93.95	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0173	ELR-0078	Fyfield Research and Business Park, Fyfield Road, Chipping Ongar, CM5 0GZ	Ongar	Ongar	Strategic Land Availability Assessment (2016)	1.00	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0190	N/A	Land at Luxborough Lane, Chigwell, Essex, IG7 5AA	Chigwell	Chigwell	Strategic Land Availability Assessment (2016)	0.73	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0211	ELR-0079	Stewarts Farm, School Road, Stanford Rivers, Ongar, Essex, CM5 9PT	Stanford Rivers	Ongar	Strategic Land Availability Assessment (2016)	1.30	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0273	N/A	North Weald Extension Employment Extension (if)	North Weald Bassett	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	Unknown	No	Yes	No	Step 3	Site part of North Weald airfield - new site boundary identified by the Council for consideration through the Employment Land Supply Assessment.
SR-0274	N/A	Hurricane Way Industrial Estate, North Weald Bassett	North Weald Bassett	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	Yes	No	Yes	No	Step 3	This site should not continue to the next stage. This site overlaps with EMP-0015, EMP-0016, EMP-0018, ELR-0001, ELR-0018, ELR-0018.
SR-0275	N/A	High Road, North Weald, Industrial Estate, CM16 6EG	North Weald Bassett	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	Yes	No	Yes	No	Step 3	This site should not continue to the next stage. This site overlaps with EMP-0019 and ELR-0002.
SR-0276	N/A	Birchwood Industrial Estate	Nazeing	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	Yes	No	Yes	No	Step 3	This site should not continue to the next stage. This site overlaps with ELR-0098.
SR-0277	N/A	Woodgreen Road/Southend Lane, Employment	Waltham Abbey	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	Unknown	No	Yes	No	Step 3	This site should not continue to the next stage as it overlaps with ELR-0088 and SR-0372. The SLAA methodology had previously filtered out this site and subsumed it under SR-0372. However, SR-0277 was promoted with a primary use for employment whereas SR-0372 is promoted with employment as a secondary use.
SR-0278	N/A	Bower Hill Industrial Estate, Employment	Epping	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	Yes	No	Yes	No	Step 3	This site should not continue to be considered. This site overlaps with part of EMP-0013 and ELR-0010.
SR-0279	N/A	Oakwood Hill Industrial Estate (East)	Loughton	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	Yes	No	Yes	No	Step 3	This site should not continue to be considered. This site largely overlaps with EMP-0002 and EMP-0004.
SR-0280	N/A	Oakwood Hill Industrial Estate (West)	Loughton	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	No	No	Yes	No	Step 3	This site should not continue to be considered. This site matches EMP-0001 exactly and overlaps with ELR-0004.
SR-0281	N/A	St Johns Road Area, Epping Town Centre	Epping	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	No	No	Yes	No	Step 2	This site is proposed for non-employment uses and therefore shall not progress to the next stage.

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SR-0296	N/A	Land on the North Side of Luxborough Lane, Chigwell, IG7 5AA	Chigwell	Chigwell	Strategic Land Availability Assessment (2016)	31.88	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0325	N/A	Langston Road North of Bank of England Premises, Loughton, IG10 3TN	Loughton	Loughton	Strategic Land Availability Assessment (2016)	317.43	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0355	N/A	Oakwood Hill/Langston Road Industrial Estate	Loughton	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	Yes	No	Yes	No	Step 3	This site should not continue to be considered. This site overlaps with EMP-0002, EMP-0004 and ELR-0004.
SR-0365	N/A	Spurs Lodge & London Guildhall University Sports Centre	Chigwell	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	No	No	Yes	No	Step 2	This site should not continue to the next stage as it is currently used as sports complex.
SR-0366	N/A	West Hatch High school Playing Fields and adj land	Chigwell	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	No	No	Yes	No	Step 2	This site should not continue to the next stage as it is currently used as playing fields.
SR-0367	N/A	Bancroft RFC	Chigwell	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	No	No	Yes	No	Step 2	This site should not continue to the next stage as it is currently used as playing fields.
SR-0375	N/A	Galley Hill Road Industrial Estate, Waltham Abbey, EN9 2AG	Waltham Abbey	Waltham Abbey	Strategic Land Availability Assessment (2016)	24.42	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0382	EMP-0005, ELR-0008	Town Mead Sports Complex	Waltham Abbey	Waltham Abbey	Strategic Land Availability Assessment (2016)	28.45	Yes	No	Yes	No	Step 3	This site should not continue to the next stage. This site overlaps with EMP-0005 and ELR-0008. This site is not currently allocated in the Local Plan.
SR-0383	N/A	Sainsbury's Distribution Centre	Waltham Abbey	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	Yes	No	Yes	No	Step 2	This site should not continue to the next stage as it has an existing on-going retail use. Site is part of EMP-0021.
SR-0394	N/A	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	High Ongar	Strategic Land Availability Assessment (2016)	0.97	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0409	Strategic Site O	Land at J7 of M11	North Weald Bassett	Harlow	Strategic Land Availability Assessment (2016)	10.34	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0412	N/A	Woodside Business Estate, Thornwood	North Weald Bassett	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	Yes	No	Yes	No	Step 3	This site should not continue to the next stage. This site overlaps with ELR-0093.
SR-0415	N/A	Weald Hall Farm and Commercial Centre, Canes Lane, Epping, CM16 6FJ	North Weald Bassett	North Weald	Strategic Land Availability Assessment (2016)	3.75	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0418	N/A	Chase Farm & Redricks Nursery and North Weald Nursery	North Weald Bassett	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	Yes	No	Yes	No	Step 3	This site should not continue to the next stage. This site overlaps with ELR-0096.
SR-0523	N/A	165 High Road, Loughton, Essex, IG10 4LF	Loughton	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	No	Yes	Yes	No	Step 2	Filter out since site falls below 0.2 ha threshold.
SR-0543	N/A	Mill Lane, CM5 0DN	High Ongar	High Ongar	Strategic Land Availability Assessment (2016)	117.68	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0551	N/A	Olympic Compound Site – Plots A B & C Land North of Roding Lane	Chigwell	Chigwell	Strategic Land Availability Assessment (2016)	39.818	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Existing employment site so need for updated survey work to collect up-to-date information on employment uses.
SR-0552	N/A	Blunts Farm Motorway Maintenance Compound	Theydon Garnon	Theydon Bois	Strategic Land Availability Assessment (2016)	0.82	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Existing employment site so need for updated survey work to collect up-to-date information on employment uses.

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SR-0558	N/A	Land adjacent West Hatch Academy, High Road, Chigwell, IG7 5BT	Chigwell	Chigwell	Strategic Land Availability Assessment (2016)	252.31	Unknown	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0560	N/A	Chigwell Civic Amenity Site, Luxborough Lane	Chigwell	Chigwell	Strategic Land Availability Assessment (2016)	2.33	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0570	N/A	Land adjoining Unit 1, Horseshoe Farm London road, Harlow, CM17 9LH	North Weald Bassett	Harlow	Strategic Land Availability Assessment (2016)	0.73	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0571	N/A	Tesco Stores Limited	Waltham Abbey	To be assigned	Strategic Land Availability Assessment (2016)	Unknown	No	No	Yes	No	Step 3	This site should not continue to the next stage since it is smaller than EMP-0008.
SR-0580	N/A	42 Land at Hoe Lane, Nazeing, EN9 2RG	Nazeing	Nazeing	Strategic Land Availability Assessment (2016)	1.05	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0930	N/A	Land at North Weald Airfield, North Weald	North Weald Bassett	To be assigned	Call for Sites 2016-2017	Unknown	No	No	Yes	No	Step 2	This site should not proceed to the next stage. It is understood that the Council retains ownership and control of the Airfield. Given the Council's intentions to bring forward a comprehensive proposal for the airfield, which includes the land submit to site SR-0930, this site will not continue to be considered.
SR-0863-N	N/A	Land at Winston Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ	Nazeing	Nazeing	Employment Land Supply Assessment (2017) site visits	0.68	Yes	N/A	N/A	Sourced from 2017 ELR site visits	N/A	This is a new site derived from the site visit to site ELR-0098. This site has not previously been assessed and shall progress to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0939	N/A	Land off Beechfield Walk, Waltham Abbey, EN9 3AB	Waltham Abbey	Waltham Abbey	Call for Sites 2016-2017	37.03	No	No	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0940	EMP-0015, EMP-0016, ELR-0001, ELR-0018, SR-0274, SR-0119	North Weald Airfield, North Weald, CM16 6HR	North Weald Bassett	North Weald	Call for Sites 2016-2017	19.83	Yes	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0941	N/A	Magnolia House Abridge Road Theydon Bois Epping Essex CM16 7NR	Theydon Bois	Theydon Bois	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	0.14	Yes	No	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0942	ELR-0048	Woodhay House Stapleford Road Stapleford Abbots Essex RM4 1EJ	Stapleford Abbots	Stapleford Abbots	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	0.63	No	No	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0943	N/A	Stationbridge House Blake Hall Road Chipping Ongar Essex CM5 9LW	Moreton, Bobbingworth and the Lavers	Ongar	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	0.49	Yes	No	No	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0944	N/A	40 Chigwell Lane Loughton Essex IG10 3NY	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	Unknown	Yes	No	No	No	Step 3	This site overlaps with EMP-0002, ELR-0004 and SR-0355 and should therefore not progress to the next stage.
SR-0945	N/A	Providence Nursery Avey Lane Waltham Abbey Essex EN9 3QH	Waltham Abbey	Waltham Abbey	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	0.50	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.

Site ref	Superseded site refs	Address	Parish	Settlement	Site source	Site size (ha)	Existing employment site	Site below 0.2 ha threshold?	Site either in or proposed for non-B class use?	Continue to consider site?	Step site discounted in employment sites audit	Status following employment site audit
SR-0946	SR-0209	Broxlea Nursery Road Nazeing Essex EN9 2JE	Nazeing	Nazeing	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	0.75	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0947	N/A	Priory Farm Norwood End Fyfield Ongar Essex CM5 0RJ	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	Unknown	No	No	Yes	No	Step 2	Based on a review of the planning application information this appears to be in agricultural use and on that basis will not be considered further.
SR-0948	N/A	Priory Farm Norwood End Fyfield Ongar Essex CM5 0RJ	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	Unknown	No	No	Yes	No	Step 2	Based on a review of the planning application information this appears to be in agricultural use and on that basis will not be considered further.
SR-0949	N/A	Priory Farm Norwood End Fyfield Ongar Essex CM5 0RJ	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	Unknown	No	No	Yes	No	Step 2	Based on a review of the planning application information this appears to be in agricultural use and on that basis will not be considered further.
SR-0950	N/A	Priory Farm Norwood End Fyfield Ongar Essex CM5 0RJ	To be assigned	To be assigned	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	Unknown	No	No	Yes	No	Step 2	Based on a review of the planning application information this appears to be in agricultural use and on that basis will not be considered further.
SR-0951	N/A	Garden Centre Crown Hill Waltham Abbey Essex EN9 3TF	Waltham Abbey	Waltham Abbey	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	1.84	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0952	N/A	Norton Field Farm Norton Lane High Ongar Essex CM4 0LN	High Ongar	Norton Mandeville	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	0.19	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0953	N/A	Paslow Hall Farm King Street High Ongar Essex CM5 9NS	High Ongar	High Ongar	Refused, live or withdrawn planning applications and pre-application enquiries for employment uses made between 18 May 2016 and 31 January 2017	0.33	No	No	Yes	Yes	N/A	This site should continue to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
SR-0965	N/A	Land at Winston Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ	To be assigned	To be assigned	Employment Land Supply Assessment (2017) site visits	0.63	Yes	N/A	N/A	Sourced from 2017 ELR site visits	N/A	This is a new site derived from the site visit to site ELR-0098. This site has not previously been assessed and shall progress to the next stage. Need for updated survey work to collect up-to-date information on employment uses.
Draft Local Plan Reference SP 3.1	N/A	Ridings Lane Garden Centre and Latton Priory	North Weald Bassett	Harlow	Sites with strategic opportunities for providing employment land	N/A	No	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology
Draft Local Plan Reference SP 3.2	N/A	Land west of Sumners	Roydon	Harlow	Sites with strategic opportunities for providing employment land	N/A	No	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology
Draft Local Plan Reference SP3.3	N/A	Land to west of A414/south Harlow	Roydon	Harlow	Sites with strategic opportunities for providing employment land	N/A	No	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology
Draft Local Plan Reference SP 3.4	N/A	Harlow East	Sheering	Harlow	Sites with strategic opportunities for providing employment land	N/A	No	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology	N/A - site not assessed using standard methodology

Key to site references	
<b>EMP-</b>	Site allocated in the Epping Forest District Local Plan (1998) and Alterations (2006)
<b>ELR-</b>	Site identified in the Epping Forest District and Brentwood Borough Employment Land Review (Atkins, 2010)
<b>SR-</b>	Site identified through Strategic Land Availability Assessment (2016); Refused/live/withdrawn planning applications and pre-application enquiries for employment uses (18 May 2016 - 31 January 2017); Call for Sites 2016-2017; Employment Land Supply Assessment site visits (2017)
<b>E-</b>	Site identified in Epping Forest District Council employment land records





## Appendix B

### Methodology for Site Assessment



## Appendix B: Methodology for Site Assessment

### B1 Introduction

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The employment site audit identified 91 sites, both existing and new employment sites, which should be subject to further assessment. This note sets out the proposed methodology for updating the baseline supply for the 91 identified sites.

### B2 B Use Class Site Assessments

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#### B2.1 Preparation for Site Visits

The employment site audit identified both existing and potential new employment sites for further assessment. For existing sites, the aims of the site visits are to:

- collect updated information on the site since the Employment Land Review (2010) and to check whether planning permissions or prior approvals have been implemented;
- understand the scope for intensification, regeneration or expansion of the site;
- assess the adequacy of site access;
- determine for existing allocations the appropriateness of continuing to protect this land for employment uses in the Local Plan.

For sites, which are currently undeveloped/not in employment use but have the potential to be used for such, the aim of the site visits will be to understand the type of B Use Class uses that might be suitable on site and assess the adequacy of site access.

In advance of undertaking the site visits, the Council will provide information on historic and extant planning permissions and prior approvals for the 91 sites to enable checks to be undertaken on-site. Relevant information from the Employment Land Review (Atkins, 2010) will also be extracted to enable a more informed assessment of how a site has changed since originally surveyed.

#### B2.2 Site Visit Proforma

Those undertaking the site visits will use Arup's bespoke GIS-based site assessment tool, which enables staff to record GPS-referenced observations, which can then be linked to GIS mapping. The proforma will be built to include the GIS map layers resulting from the employment site audit so that site boundaries can be checked on site.

All sites will be visited and the GIS mapping tool will allow site boundaries to be amended. The spatial footprint and height (in storeys) of existing vacant and occupied buildings in employment use will be mapped. Furthermore, areas of intensification, regeneration and extension will be identified for existing sites, while new sites will be assessed for their future development potential. Photographs will be taken of each site to form part of the evidence base. It has been assumed that it will be possible to view the majority of sites from public

highways and therefore access to sites will not be required. The exception for this in North Weald Airfield, which is in the Council's ownership and therefore an appointment will be made.

The remainder of this section introduces the assessment criteria and where appropriate sets out how the assessment will be undertaken. In developing the proforma (a copy of which is provided in Annex 1) regard has been had to the questions asked by Atkins in their 2010 work. Where appropriate these have been updated and/or modified to reflect the scope of this commission. Annex 1 also outlines the site survey guidelines.

## **B2.3 Employment Land Supply Assessment**

### **B2.3.1 Assessment Details**

The criteria listed in this section of the proforma aim to capture the key site details including the site reference and any alternative site references (derived from the Employment Land Review or the Strategic Land Availability Assessment).

### **B2.3.2 Existing Site Assessment**

The criteria contained within this section are to ascertain the existing key site characteristics. This will include a site location description and site type assessment as well as the verification of the site boundaries. Where possible, site boundaries will be amended to exclude residential properties and other non-B Use Class development. The GIS-based assessment tool will be used to record the Use Classes of occupied employment premises and the ground floor area of these premises will be drawn. The building height (in storeys) and quality of these premises will also be recorded. The collection of this information will allow the floorspaces (GEA)<sup>6</sup> of these buildings to be quantified following the site visits, to establish the baseline supply for each B Use Class category. The amount of employment land (ha) for each B Use Class category within each site will also be calculated using the proportion of floorspace against the overall site area. A similar approach to calculating existing floorspace will be used to quantify the amount of vacant employment floorspace within the employment areas. Information will also be collected to quantify the amount of derelict employment land (ha) and underutilised employment land (ha) within the site areas. This information will feed into the development opportunities criteria, as outlined in Section 2.3.4.

### **B2.3.3 Historic and Extant Planning Permissions and Prior Approvals**

These criteria seek to capture whether historic and extant planning permissions have been implemented to understand any losses or gains in employment land against the baseline established by Atkins in 2010.

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<sup>6</sup> The UK government's Valuation Office Agency (VOA) Code of measuring practice: definitions for rating purposes (2012) suggests that 'gross external area' (GEA) refers to the whole area of a building taking each floor into account, including perimeter walls; Accessed 31/05/2017

## **B2.3.4 Opportunities for Future B Use Class Development**

### **Potential development constraints**

The criteria listed in this section of the proforma aim to capture potential constraints to intensification, regeneration and expansion of existing sites and the development potential of new sites. Specifically, adjacent land uses and the height of surrounding built form will be recorded, and the existing access to the site assessed. The criteria for site access are broadly consistent with criteria 6.4 of Stage 2 of the Council's Site Selection Methodology (2016). Where appropriate, a judgement will also be made with regards to whether the existing employment use is compatible with the neighbouring uses.

### **Regeneration**

These criteria relating to the potential for regeneration consider how identified derelict land could be cleared of existing built form and redeveloped. In a limited number of instances where employment sites contain land parcels which are Council-owned, areas of regeneration potential may be identified to reflect their aspirations to regenerate a site which is currently in active use. In assessing these land parcels, a judgement will be made with regards to which B Use Class uses would be most appropriate as part of a regeneration of the site, based on the existing/previous site uses and the sensitivity of surrounding land uses. Primary and secondary development scenarios will be selected as applicable.

### **Intensification**

These criteria consider how existing underutilised employment land (ha) within sites could be intensified. The underutilised land parcels identified in the appraisal of the existing site will be used as a starting point for this assessment and a judgement will be made on-site with regards to which B Use Class uses would be most appropriate for intensification, based on the existing site uses, any surrounding employment uses, and the sensitivity of surrounding land uses. The potential for vertical extensions to existing buildings, will also be considered. Primary and secondary development scenarios will be selected as applicable.

### **Expansion**

The set of criteria relating to the potential for expansion consider how plots of land which lie adjacent to and functionally relate to the site may provide scope for the extension of existing employment uses. A judgement will be made with regards to which B Use Class uses would be most appropriate within identified expansion areas, based on existing/previous site uses, surrounding employment uses (where applicable) and the sensitivity of surrounding land uses. Primary and secondary development scenarios will be selected as applicable. In identifying the scope for extension of existing sites, site owners have not been identified.

### **Development of new sites**

These criteria consider how new sites could be developed. A judgement will be made on-site with regards to which B Use Class uses would be most appropriate for new development, based on any surrounding employment uses and the sensitivity of surrounding land uses. Primary and secondary development

scenarios will be chosen as applicable. In identifying the scope for new sites, site owners have not been identified.

### B2.3.5 Quantifying Future B Use Class Development

Following the site visits, the opportunity land parcels (including derelict land parcels, Council-owned land parcels, underutilised land parcels, expansion parcels and parcels of land appropriate for new development) drawn on site will be considered for their potential to provide additional future employment floorspace. Such future development may be achieved in a number of ways, as set out in Table 18.

Table 18: Approach to conversion of opportunity land parcels to potential for future development

Opportunity land parcels	Potential for future development
Derelict land/Council-owned land parcels	Regeneration
Underutilised employment land and footprints of existing buildings with potential for vertical extensions	Intensification
Land adjacent to sites which could be extended into	Expansion
New sites	Development

The above opportunity land parcels drawn on site will undergo a screening process and those which fail to meet the following criteria will not be considered further:

- Areas less than 0.2 ha to ensure that meet the minimum site size threshold identified for the study.
- Areas which overlap fully with approved planning applications or prior approvals for residential development. If the overlap is partial, the opportunity area should be amended to discount the application site area.
- Areas which overlap fully with proposed residential allocations in the Epping Forest District Draft Local Plan. If the overlap is partial, the opportunity area should be amended to discount the proposed allocation site area.

The amount of land (ha) and floorspace<sup>7</sup> (sqm) which could potentially be made available through regeneration, intensification and expansion of existing sites and the development of new sites, will then be quantified using the following approach.

#### Check against extant planning permissions and prior approvals

All opportunity land parcels will be checked against extant planning permissions containing employment uses. Where there is an overlap between the application area extent and the opportunity land parcel, the net employment floorspace figure stated in the planning application will be used.

<sup>7</sup> Floorspace is measured as gross external area (GEA)

## Using standard ratios

Where there is not an extant planning permission or prior approval the potential floorspace (sqm) will be derived using the following steps:

- The area of opportunity land parcels will be multiplied by an applicable plot ratio (see Table 2), which will calculate an indicative gross external ground floor areas (ha) for regeneration, intensification and expansion of existing sites and the development of new sites.
- The amount of floorspace<sup>8</sup> (sqm) which could potentially be achieved will be calculated by applying the plot ratios set out in Table 19. The plot ratios have been chosen based on guidance issued by the East of England Development Agency in 2008<sup>9</sup> and the Epping Forest District context.

Table 19: Plot ratios by B Use Class

B Use Class	Plot Ratio
B1a and B1b	0.6 A higher plot ratio has been chosen for B1a and B1b uses on the basis that within Epping Forest District there is limited employment land outside the Green Belt and B1a and B1b floorspace is more likely to be provided at a higher density than B1c, B2 and B8 uses.
B1c and B2	0.4 This figure is based on industry best practice.
B8	0.4 This figure is based on industry best practice.

## B2.4 Loss of Employment Land

Loss of employment land (ha) and resultant floorspace (sqm) within sites will also be considered, taking into account both historic and potential future losses. The following reasons for loss of employment land and floorspace will be taken into account (see Table 20):

Table 20; Potential reasons for loss of employment land and approach for calculation

Reason for loss	Information sources
Extant planning permissions and prior approvals	Land (ha) and floorspace (sqm) figures will be obtained from planning application documents (where available on the Council's online planning register) and reported as a source of potential future loss of employment land/floorspace.
Draft residential allocations	Draft residential allocations (ha) contained in the Epping Forest District Draft Local Plan will be checked and will be reported as a source of potential future loss of employment land/floorspace.
Implemented planning permissions	Land (ha) and floorspace (sqm) figures will be obtained from planning application documents (where available on the Council's online planning register) and reported as a source of historic loss of employment land/floorspace.

<sup>8</sup> Floorspace is measured in gross external area (GEA).

<sup>9</sup> East of England, (2008) Employment land reviews guidance manual (Withdrawn); Accessed 05/05/17

## B3 Key Outputs

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Following completion of the site visits, a proforma will be produced for each site which confirms the site boundary and provides an existing site appraisal. Different proforma templates will be used for the existing employment sites and potential new employment sites, in order to capture the most relevant information.

In addition, the proformas will identify opportunities for growth, providing a quantum of development (sqm) for intensification, extension, and regeneration within existing sites or potential for development in new sites. These figures will be derived from the calculations set out in Section 2.3.5. In the case of existing sites, losses of employment land, both historic and future, will be also be quantified, taking into account implemented and extant planning permissions as well as overlaps with residential allocations.



## **Annex B1: Site Proforma and Survey Guidance**

Question	Fields	Guidance
<b>Assessment details</b>		
1a - Site reference	Auto-populate text field from GIS	Auto-populate from GIS.
1b - Alternative site references	Auto-populate text field from GIS	Auto-populate from employment site audit.
2 - Date of survey	Date field	Complete on-site.
3 - Photo references	Attachments	Take photos on site.
<b>Existing site assessment</b>		
4 - Address	Auto-populate text field from GIS	Auto-populate from GIS.
5 - Site location description	<p><b>Drop down - select from one of the following:</b></p> <ul style="list-style-type: none"> <li>• The site is open and undeveloped.</li> <li>• The site is largely open, although there is some existing development.</li> <li>• The site is a broadly even split between open and developed.</li> <li>• The site is largely developed, although there are some open areas.</li> <li>• The site is developed.</li> </ul> <p><b>Three drop downs - select from one of the following:</b></p> <ul style="list-style-type: none"> <li>• The site contains areas of open soil / material.</li> <li>• The site contains grassed areas.</li> <li>• The site contains areas of rubble, hardstanding or other manmade material.</li> <li>• There is vegetation present.</li> <li>• Some or all of the site is bounded by fencing, wall or hoarding.</li> <li>• Some or all of the site is bounded by hedgerows, forestry or other vegetation.</li> <li>• Some or all of the site is bounded by a watercourse.</li> <li>• Some or all of the site is bounded by development.</li> <li>• There are road(s) immediately adjacent to the site.</li> <li>• There are railway line(s) immediately adjacent to the site.</li> </ul> <p><b>Free text field</b></p>	<p>Complete on-site.</p> <p>Free text field - for free text to provide any further site-specific description.</p>
6 - Parish	Auto-populate text field from GIS	Auto-populate from GIS.
7 - Site type	<p><b>Drop downs - select from either:</b></p> <ul style="list-style-type: none"> <li>• Employment site allocation</li> <li>• Mixed use site allocation</li> <li>• Unallocated employment site</li> <li>• Unallocated mixed use site</li> </ul> <p><b>If unallocated employment/mixed use site - drop down - select from either:</b></p> <ul style="list-style-type: none"> <li>• Existing employment site</li> <li>• New employment site</li> </ul> <p><b>Free text field</b></p>	<p>Complete on-site.</p> <p>Use free text field if further description of allocated/unallocated employment/mixed use site is required, i.e. if part of the allocated site is now in non-B Class use.</p>
8 - Size of site (land) (ha)	Draw polygon in new layer if applicable	<p>Auto-populate from GIS once site boundaries are confirmed following site visit. If necessary, a new site polygon should be drawn if the existing site boundaries clearly do not reflect the extent of the existing employment site, i.e. the existing boundaries do not follow manmade or natural boundary treatments such as fencing or hedgerows.</p> <p>Where possible, residential properties and other non B Class Uses should be excluded from new site area.</p>
9 - Derelict employment land (ha)	<p>Draw polygon in new layer</p> <p><b>Free text field</b></p>	<p>Complete on-site and GIS to auto-calculate following site visit. This relates to derelict land and includes buildings which are clearly abandoned, severely dilapidated or unusable.</p> <p>Use free text field to record any 'informal' uses in dilapidated buildings which could be redeveloped but require further discussion with the council later.</p>
10 - Derelict employment land (%)	<b>Numeric field</b>	Numeric field to be auto-populated from GIS
11 - Total number of employment premises	<b>Numeric field</b>	Complete on-site. A multi-occupier single building should be counted as one premises.
12 - Number of vacant employment premises	<b>Numeric field</b>	<p>Complete on-site.</p> <p>A multi-occupier single building should be counted as one premises.</p> <p>If in doubt, buildings should be considered to be in use if one or more of the following characteristics apply:</p> <ul style="list-style-type: none"> <li>• business signage is visible and does not appear to be neglected;</li> <li>• pallettes, forklift trucks or delivery vehicles are present and appear to be related to the premises.</li> </ul> <p>If the whole site or a single building appears to be vacant, refer site to EFDC for confirmation that site is vacant.</p>

Question	Fields	Guidance
13 - Vacant employment floorspace (sqm)	<p>Draw polygon in new layer</p> <p><b>Free text field</b></p>	<p>Draw a new site polygon in this layer if there is a vacant employment building present. To enter the number of storeys in open field.</p> <p>If in doubt, buildings should be considered vacant if one or more of the following characteristics apply:</p> <ul style="list-style-type: none"> <li>• shutters/entrances to industrial units are closed during working hours;</li> <li>• marketing signs ('to let'/'for sale') are present.</li> </ul> <p>If the whole site or a single building appears to be vacant, refer site to EFDC for confirmation that site is vacant.</p> <p>Free text field: Explain assumptions behind listing as vacant.</p>
14 - Vacant employment land actively marketed	<p><b>Drop down - select from either:</b></p> <ul style="list-style-type: none"> <li>• Yes</li> <li>• No</li> <li>• N/A (no vacant premises on site)</li> </ul>	<p>Complete on-site based on evidence that vacant elements of the site are being marketed 'for sale' or 'to let', i.e. advertising boards or estate agent signs.</p>
15 - Underutilised employment land (ha)	<p>Draw polygon in new layer</p> <p><b>Free text field</b></p>	<p>Complete on-site and GIS to auto-calculate following site visit. Could include areas of underutilised car parking, vacant hardstanding, surplus and underutilised green space and outside storage structures. This should not include areas of landscaping/amenity space or derelict land. Auto-populate (ha) from GIS.</p> <p>Add further description of character of underutilised land if informative in free text field.</p>
16 - Premises typology (occupied sites) - balance of uses (sqm)	<p><b>Multiple drop downs - select from:</b></p> <ul style="list-style-type: none"> <li>• B1 a) - Offices (other than those that fall within A2)</li> <li>• B1 b) - Research and development of products or processes</li> <li>• B1 c) - Light Industry</li> <li>• B2 - General Industrial - Use for the carrying out of an industrial process other than one falling in Class B1.</li> <li>• B8 - Storage and distribution - Use for storage or distribution centre</li> </ul> <p><b>Numeric field:</b> for number of storeys</p> <p>Draw polygons in new layer</p>	<p>Complete on site. Draw new polygons in this layer to represent the different uses and note number of storeys.</p> <p>Where a premises has vertically mixed uses, draw multiple premises typology polygons on same premises to reflect these.</p> <p>Where a single premises contains mixed uses which are not clearly separate from one another, the dominant B Class Use should be recorded.</p> <p>If units within the same employment premises are clearly in non B Class Use such as retail shops or gyms, these should be omitted from premises typology polygons where possible.</p> <ul style="list-style-type: none"> <li>• B1 a) - Offices (other than those that fall within A2)</li> <li>• B1 b) - Research and development of products or processes</li> <li>• B1 c) - Light Industry</li> <li>• B2 - General Industrial - Use for the carrying out of an industrial process other than one falling in Class B1.</li> <li>• B8 - Storage and distribution - Use for storage or distribution centre</li> </ul> <p>In order to differentiate between B1 c) Light Industry and B2 General Industrial, it should be assumed that a site is in B2 General Industrial use if an industrial process is audible from the site boundary.</p> <p>In order to differentiate between B1 c) Light Industry and B8 Storage and Distribution, visual cues should be taken from business signage. If storage pallets are present, assume that premises is in B8 Storage and Distribution use.</p>
17 - Premises typology (occupied sites) - balance of uses (%)	<b>Numeric field</b>	<p>GIS to auto-calculate following site visit based on premises typology polygons.</p>
18 - Premises typology (occupied sites) - quality (%)	<p><b>Drop downs for each 'use' drop down - select from:</b></p> <ul style="list-style-type: none"> <li>• Good</li> <li>• Fair</li> <li>• Poor</li> </ul>	<p>Complete on-site according to qualitative assessment criteria:</p> <p><b>Good</b> – All buildings in excellent or good condition/ upkeep. Well maintained/ managed and no obvious structural deficiencies. Possible evidence of some lack of maintenance/ upkeep (holes in fence, peeling paint). High probability of re-occupation if existing occupier vacates – minor works may be required prior to re-occupation.</p> <p><b>Fair</b> – Buildings adequate for existing user. Adequately maintained no visual evidence of major dilapidation. Reasonable probability of re-occupation if existing occupier vacates – minor works may be required prior to re-occupation.</p> <p><b>Poor</b> – Significant dilapidation of building. Evidence of structural deficiencies including cracks in external walls, leaking roofs, damp, broken windows. Limited building lifespan without major repairs/ renovation.</p> <p>The percentage to be calculated after site visit.</p>
<b>Historic and extant planning permissions and prior approvals</b>		
19 - Planning application/prior approval on-site	<p>Auto populate from GIS:</p> <p>Field 1: Yes/No</p> <p>Field 2: Application reference(s)</p>	<p>Field 1: Yes – if it has planning application(s) and/or prior approval(s) on-site. No – if it does not have planning application(s) and/or prior approval(s) on-site.</p> <p>If yes, the drawings to be printed as a separate assessment pack and used as a point of reference on site visit.</p> <p>Field 2: Planning reference number to be auto-populated from GIS.</p>
20 - Content of planning application or prior approval	Summary of the development described in planning application or prior approval	Auto-populate from Council spreadsheet of planning applications and prior approval notices.
21 - Implementation status of planning application or prior approval	<p><b>Drop downs - select from:</b></p> <ul style="list-style-type: none"> <li>• All permissions fully implemented</li> <li>• Some permissions fully implemented</li> <li>• Permissions fully implemented</li> <li>• Not implemented</li> </ul> <p><b>Free text field</b></p>	<p>Complete on-site. If partially completed will be open field to confirm what has been implemented.</p> <p>Free text field: Add permission-specific information if partially implemented or if some permissions are fully implemented, such as detail regarding what part of the permission has been implemented.</p>

Question	Fields	Guidance
<b>Opportunities for future B Use Class development</b>		
<b>Potential development constraints</b>		
22 - Adjacent land uses	<b>Three drop downs - select from:</b> <ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Agricultural including glasshouses</li> <li>• Recreation and leisure</li> <li>• Transport</li> <li>• Utilities and infrastructure</li> <li>• Residential</li> <li>• Community services</li> <li>• Retail</li> <li>• Vacant/derelict</li> <li>• Defence</li> <li>• Public sector</li> <li>• Place of worship</li> <li>• Offices</li> <li>• Research and development</li> <li>• Light industry</li> <li>• General industry</li> <li>• Storage and distribution</li> </ul> <b>If other or specific land use, fill out free text field.</b>	Complete on-site. Possible uses could include: <ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Agricultural including glasshouses</li> <li>• Recreation and leisure</li> <li>• Transport</li> <li>• Utilities and infrastructure</li> <li>• Residential</li> <li>• Community services</li> <li>• Retail</li> <li>• Vacant/derelict</li> <li>• Defence</li> <li>• Public sector</li> <li>• Place of worship</li> <li>• Offices</li> <li>• Research and development</li> <li>• Light industry</li> <li>• General industry</li> <li>• Storage and distribution</li> </ul> If other or specific land use, fill out free text field.
23 - Is existing employment use compatible with neighbouring uses?	<b>Drop down - select from:</b> <ul style="list-style-type: none"> <li>• Yes</li> <li>• No</li> </ul> <b>If no, select from:</b> <ul style="list-style-type: none"> <li>• Noisy</li> <li>• HGV movement</li> <li>• Air quality</li> <li>• Other</li> </ul> <b>If other, free text</b>	Complete on-site. <p>Take into account the adjacent land uses and assess whether the existing land use is currently incompatible with neighbouring uses on the basis of:</p> <ul style="list-style-type: none"> <li>• noise,</li> <li>• HGV movement,</li> <li>• air quality,</li> <li>• other.</li> </ul> <p>This will indicate whether the scope for future intensification, regeneration or expansion is limited.</p> <p>If other, use free text field.</p>
24 - Height of surrounding built form	<b>Multiple drop downs - select from:</b> <ul style="list-style-type: none"> <li>• N/A</li> <li>• Single storey</li> <li>• 2 storey</li> <li>• 3/4 storey</li> <li>• 4+ storeys</li> </ul> <b>Free text field</b>	Complete on-site. <p>Free text field: Add description of surrounding built form if informative.</p>
25 - Access to site	<b>Drop down - select from:</b> <ul style="list-style-type: none"> <li>• Suitable access to the site already exists</li> <li>• Access to the site exists but is currently limited/dangerous/potentially unacceptable and requires upgrade</li> <li>• Access to the site can be created within landholding adjacent to the highway</li> <li>• Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.</li> <li>• There is no means of access to the site and no likely prospect of achieving this.</li> </ul> <b>Free text field</b>	Complete on-site. <p>Free text field: Explain how the site is connected to the road network, including the name of the road(s) to which it has access. Describe how site access could be achieved/improved in order to be acceptable.</p>
<b>Intensification</b>		
26 - Potential for intensification	<b>Drop down - select from either:</b> <ul style="list-style-type: none"> <li>• Yes</li> <li>• No</li> </ul>	Complete on-site: <ul style="list-style-type: none"> <li>• Yes - there is existing underutilised employment land (ha) within the site and or scope for extensions to existing buildings. If there is scope to extend existing buildings, additional polygons should be drawn to represent this.</li> <li>• No - there is no underutilised employment land (ha) within the site</li> </ul>
27 - Potential for intensification (primary use)	<b>Drop down - select from:</b> <ul style="list-style-type: none"> <li>• B1a or B1b</li> <li>• B1c or B2</li> <li>• B8</li> </ul>	Complete on-site. To be informed by use of existing site and sensitivity of surrounding land uses. <p>In particular, B1c, B2 and B8 should not be considered for primary or secondary use if there is an insufficient buffer or screening from adjacent residential properties.</p>
28 - Potential for intensification (secondary use)	<b>Drop down - select from:</b> <ul style="list-style-type: none"> <li>• B1a or B1b</li> <li>• B1c or B2</li> <li>• B8</li> </ul>	Complete on-site. To be informed by use of existing site and sensitivity of surrounding land uses. <p>In particular, B1c, B2 and B8 should not be considered for primary or secondary use if there is an insufficient buffer or screening from adjacent residential properties.</p>
29 - Potential for intensification (sqm)	<b>Numeric field</b>	GIS to use underutilised land polygons (plus any additional polygons representing potential extensions to existing buildings) to auto-calculate the potential for intensification (sqm) using the footprint of the polygon (ha) multiplied by a plot ratio of: <ul style="list-style-type: none"> <li>• 0.4 if B1c/B2/B8 proposed</li> <li>• 0.6 if B1a/b proposed</li> </ul>
<b>Regeneration</b>		
30 - Potential for regeneration	<b>Drop down - select from either:</b> <ul style="list-style-type: none"> <li>• Yes</li> <li>• No</li> </ul>	Complete on-site: <ul style="list-style-type: none"> <li>• Yes - there is derelict employment land (ha) within the site which could be redeveloped.</li> <li>• No - there is no derelict employment land (ha) within the site which could be redeveloped.</li> </ul>
31 - Potential for regeneration (primary use)	<b>Drop down - select from:</b> <ul style="list-style-type: none"> <li>• B1a or B1b</li> <li>• B1c or B2</li> <li>• B8</li> </ul>	Complete on-site. To be informed by use of existing site and sensitivity of surrounding land uses. <p>In particular, B1c, B2 and B8 should not be considered for primary or secondary use if there is an insufficient buffer or screening from adjacent residential properties.</p>

Question	Fields	Guidance
32 - Potential for regeneration (secondary use)	<b>Drop down - select from:</b> <ul style="list-style-type: none"> <li>• B1a or B1b</li> <li>• B1c or B2</li> <li>• B8</li> </ul>	<p>Complete on-site. To be informed by use of existing site and sensitivity of surrounding land uses.</p> <p>In particular, B1c, B2 and B8 should not be considered for primary or secondary use if there is an insufficient buffer or screening from adjacent residential properties.</p>
33 - Potential for regeneration (sqm)	<b>Numeric field</b>	<p>GIS to auto-calculate the potential for regeneration (sqm) using the footprint of the derelict land polygon (ha) multiplied by a plot ratio of:</p> <ul style="list-style-type: none"> <li>• 0.4 if B1c/B2/B8 proposed</li> <li>• 0.6 if B1a/b proposed</li> </ul>
<b>Expansion</b>		
34 - Potential for expansion	<b>Drop down - select from either:</b> <ul style="list-style-type: none"> <li>• Yes</li> <li>• No</li> </ul>	<p>Complete on-site:</p> <ul style="list-style-type: none"> <li>• Yes - there is an adjacent plot of land which could form a functional extension to the site.</li> <li>• No - there are no appropriate adjacent plots of land which could form extensions to the site.</li> </ul>
35 - Potential for expansion (primary use)	<b>Drop down - select from:</b> <ul style="list-style-type: none"> <li>• B1a or B1b</li> <li>• B1c or B2</li> <li>• B8</li> </ul>	<p>Complete on-site. To be informed by use of existing site and sensitivity of surrounding land uses.</p> <p>In particular, B1c, B2 and B8 should not be considered for primary or secondary use if there is an insufficient buffer or screening from adjacent residential properties.</p>
36 - Potential for expansion (secondary use)	<b>Drop down - select from:</b> <ul style="list-style-type: none"> <li>• B1a or B1b</li> <li>• B1c or B2</li> <li>• B8</li> </ul>	<p>Complete on-site. To be informed by use of existing site and sensitivity of surrounding land uses.</p> <p>In particular, B1c, B2 and B8 should not be considered for primary or secondary use if there is an insufficient buffer or screening from adjacent residential properties.</p>
37 - Potential for expansion (sqm)	<b>Numeric field</b>	<p>Draw polygon on-site. GIS to auto-calculate the potential for expansion (sqm) using the footprint of the polygon (ha) multiplied by a plot ratio of:</p> <ul style="list-style-type: none"> <li>• 0.4 if B1c/B2/B8 proposed</li> <li>• 0.6 if B1a/B1b proposed</li> </ul>
38 - Potential for new development	<b>Drop down - select from either:</b> <ul style="list-style-type: none"> <li>• Yes</li> <li>• No</li> </ul>	<p>Complete on-site:</p> <ul style="list-style-type: none"> <li>• Yes - there is development potential on this new site</li> <li>• No - there is no development potential on this new site</li> </ul>
39 - Potential for new development (primary use)	<b>Drop down - select from:</b> <ul style="list-style-type: none"> <li>• B1a or B1b</li> <li>• B1c or B2</li> <li>• B8</li> </ul>	<p>Complete on-site. To be informed by use of existing site and sensitivity of surrounding land uses.</p> <p>In particular, B1c, B2 and B8 should not be considered for primary or secondary use if there is an insufficient buffer or screening from adjacent residential properties.</p>
40 - Potential for new development (secondary use)	<b>Drop down - select from:</b> <ul style="list-style-type: none"> <li>• B1a or B1b</li> <li>• B1c or B2</li> <li>• B8</li> </ul>	<p>Complete on-site. To be informed by use of existing site and sensitivity of surrounding land uses.</p> <p>In particular, B1c, B2 and B8 should not be considered for primary or secondary use if there is an insufficient buffer or screening from adjacent residential properties.</p>
41 - Potential for new development (sqm)	<b>Numeric field</b>	<p>GIS to use underutilised land polygons to auto-calculate the potential for development (sqm) using the footprint of the polygon (ha) multiplied by a plot ratio of:</p> <ul style="list-style-type: none"> <li>• 0.4 if B1c/B2/B8 proposed</li> <li>• 0.6 if B1a/b proposed</li> </ul>

## Annex B2: Guidance for Distinguishing Between Different Use Classes

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### Distinguishing Between Use Classes

In most cases, it will be clear what stock constitutes B1(a) office floorspace. However, for ‘professional services’ (including estate agents, surveyors, solicitors and financial advisors), it is often less clear from viewing alone whether the premises constituted A2 (Financial and Professional Services) or B1(a) (Business). Every property would either be A2 or B1(a) dependent on the planning permission in place and how the property is being operated. In order to determine what should be included in the assessment, the following tests were applied:

- Professional services sites within a ‘high street’-type location, and with an active frontage (e.g. shop window or display) were judged to be likely to fall within A2 use, and were not included in the assessment<sup>10</sup>.
- All other professional services sites which did not fall within the above description were judged to fall within B1(a) use, and were included in the assessment.

It may be less clear what stock constitutes B1(c) light industrial and B2 general industrial use. For the purposes of excluding B2 uses, which cannot be converted into residential under the General Permitted Development Order; unlike B1(a) uses. Therefore, the following tests will be applied:

- Industrial sites located within an industrial location, which produce noise that is audible from the site boundary<sup>11</sup> and/or produce smell or fumes that is judged to be harmful to the amenity of residential uses.<sup>12</sup>
- It will be assumed that industrial sites located within areas that are predominantly residential in character will be B1(c) light industrial uses, that could be converted into residential under Class PA of the General Permitted Development Order.

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<sup>10</sup> This is consistent with the judgement of *Kasturi Kalra v Secretary of State for Environment & Waltham Forest London Borough Council* (1995), which established the principle that a solicitor’s firm could be an A2 use of premises even if most visits by the public were by appointment.

<sup>11</sup> This criterion is consistent with an appeal regarding an alleged change of use from B1 to B2 general industry. See East Staffordshire 08/01/1999 DCS No 041-840-496.

<sup>12</sup> This criterion is consistent with an inspector’s judgement on whether a B2 use was taking place in a warehouse with permission for B1(c) uses. See Leicester 26/09/1988 DCS No 049-391-592

## Appendix C

### Site Proformas for Existing and Potential New Employment Sites





## **Appendix C: Site Proformas for Existing and Potential New Employment Sites**

### **C1 Existing Employment Sites**

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Employment Land Supply Assessment 2017

Site reference:

E-049

Alternative site reference(s):

None

Parish:

North Weald Bassett

Size (ha):

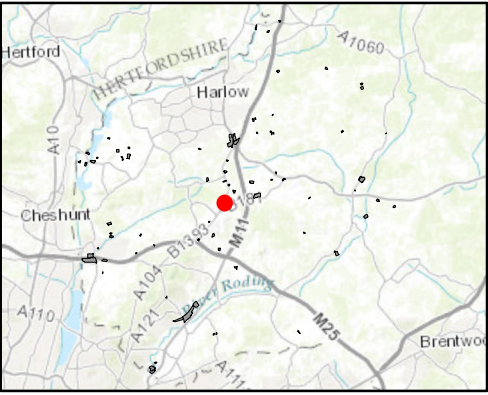
0.37

Address:

Brickfield House, High Road, Thornwood, CM16 6TH

Site description:

The site is developed. The site contains areas of rubble, hardstanding or other manmade material. There are road(s) immediately adjacent to the site.



Client

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Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

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Drawing No

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E-049

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01020m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises:

4

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	1,031	100	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	1,236	54	46	0
Total	2,267			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Existing access off High Road.

Adjacent land uses:

Residential; woodland

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

E-058

Alternative site reference(s):

None

Parish:

Ongar

Size (ha):

0.28

Address:

Essex Technology and Innovation Centre, The Gables, CM5 0GA

Site description:

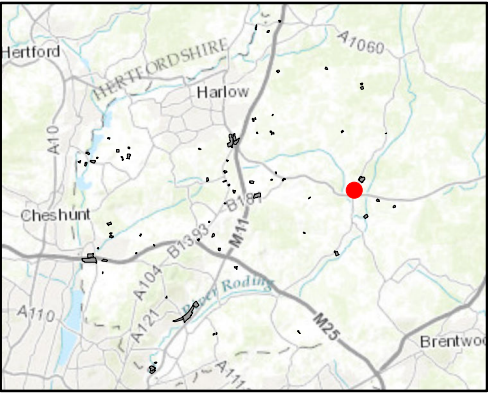
The site is developed. Some or all of the site is bounded by fencing, wall or hoarding. Some or all of the site is bounded by development, including the adjacent Ongar Academy.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

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01020m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises:

1

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	2,180	100	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	0	0	0	0
Total	2,180			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Existing access off Fyfield Road via The Gables.

Adjacent land uses:

Recreation and leisure (built); school (The Ongar Academy); residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

E-065

Alternative site reference(s):

None

Parish:

Theydon Garnon

Size (ha):

1.76

Address:

Hobbs Cross Business Centre, Hobbs Cross Road,  
Theydon Garnon, CM16 7NY

Site description:

The site is largely developed, although there are some open areas. Some or all of the site is bounded by fencing, wall or hoarding. The site contains areas of rubble, hardstanding or other manmade material. There are road(s) immediately adjacent to the site.

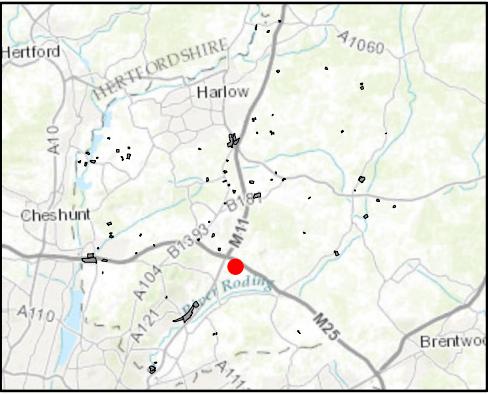
Non B class uses include agriculture. Site in process of being converted from agricultural to employment uses.

Status of site in Local Plan:

Unallocated mixed use site

Status of employment use:

Existing employment site



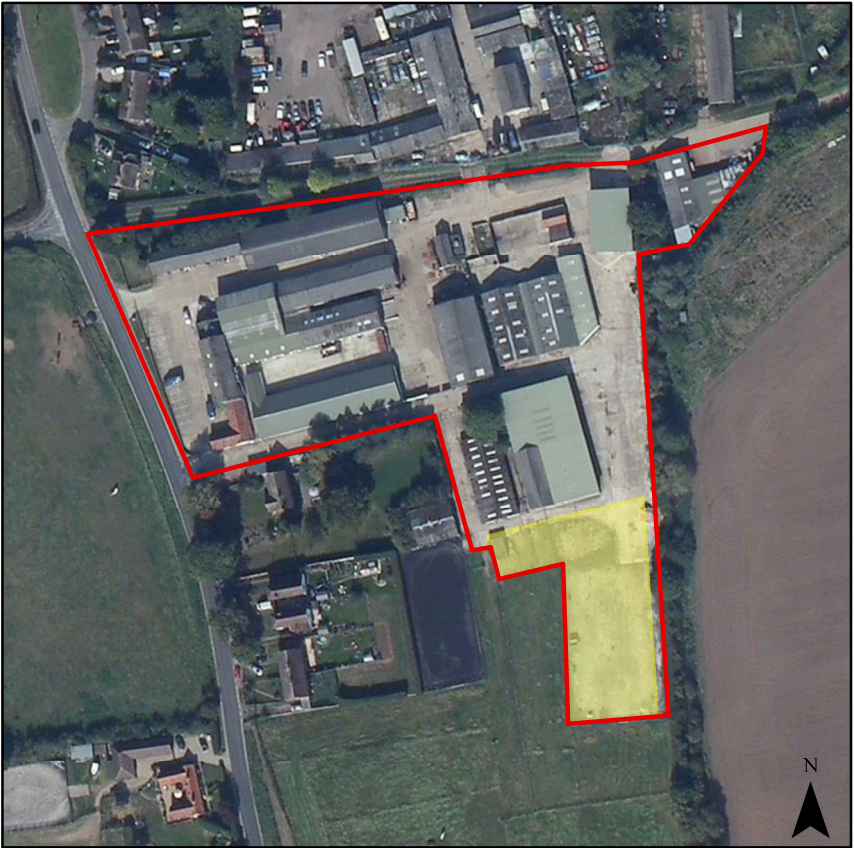
Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Employment Land Supply Assessment**

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03060m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises:

20

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	153	100	0	0
B1 b)	0	0	0	0
B1 c)	1,237	100	0	0
B2	1,686	24	76	0
B8	2,833	10	90	0
Total	5,909			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0.21

Access to site:

Suitable access to the site already exists.  
Existing access off Hobbs Cross Road.

Adjacent land uses:

Agricultural; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/1426/15	Change of use of Unit 16 from B8 to B2 general industrial	Implemented
EPF/0379/12	Change of use, with minor alterations, of former equestrian buildings to B2 general Industrial use (Unit 17) and B8 storage and distribution use (Unit 19).	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B1c/B2	0.21	840
Secondary	B8	0.21	840
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

E-066

Alternative site reference(s):

None

Parish:

Waltham Abbey

Size (ha):

0.54

Address:

Howard Business Park, Farm Hill Road, Waltham Abbey, EN9 1XE

Site description:

The site is developed. Some or all of the site is bounded by fencing, wall or hoarding. There are road(s) immediately adjacent to the site.

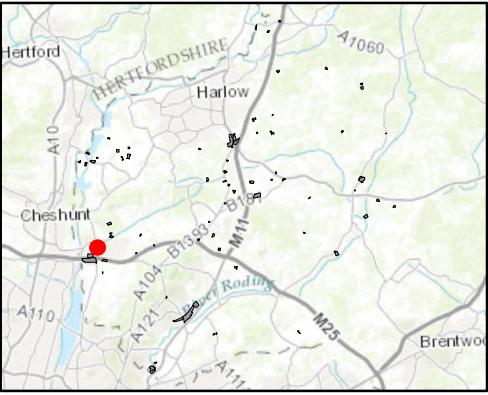
Non B class uses include physiotherapy clinic, dance studio and residential dwellings.

Status of site in Local Plan:

Unallocated mixed use site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

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Existing Site Appraisal

Total number of employment premises: 5

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	1,220	100	0	0
B1 b)	0	0	0	0
B1 c)	1,349	100	0	0
B2	0	0	0	0
B8	0	0	0	0
Total	2,569			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site:

Suitable access to the site already exists.  
Existing access off Farm Hill Road.

Adjacent land uses:

Residential; retail; recreation and leisure (outdoor)

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey and 3/4 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/1082/15	Change of use from B1 to D1 for use as a physiotherapy clinic.	Implemented
EPF/0411/14	Change of use to D1 for Dance School.	Implemented
EPF/0024/14	Change of use of building from office use to form two, one bedroom flats.	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

E-068

Alternative site reference(s):

None

Parish:

Matching

Size (ha):

1.68

Address:

Kingston's Farm, Downhall Road, Matching, CM17 0RB

Site description:

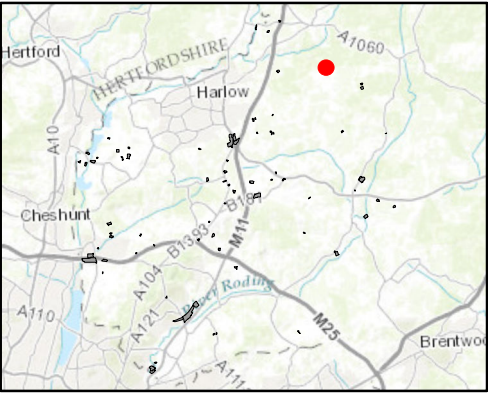
The site is developed. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

E-068

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Existing Site Appraisal

Total number of employment premises: 10

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	1,876	100	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	2,983	100	0	0
B8	1,738	100	0	0
Total	6,597			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Downhall Road via narrow single track lane.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

E-070

Alternative site reference(s):

None

Parish:

Abbess Beauchamp and Berners Roding

Size (ha):

2.81

Address:

Matching Airfield/The Paper Store, Anchor Lane, Abbess Roding, CM5 0JR

Site description:

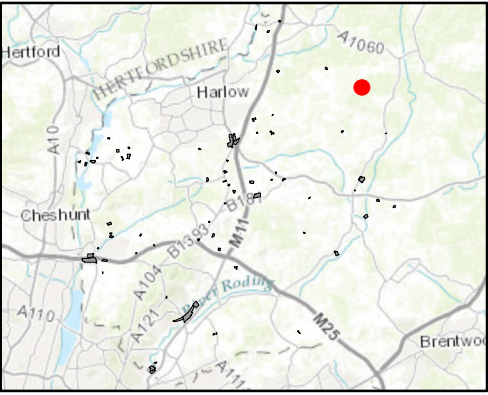
The site is largely developed, although there are some open areas. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

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E-070

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03060m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises:

8

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	2,902	0	100	0
B8	2,959	0	0	100
Total	5,861			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Access to the site exists but is currently limited/dangerous/ potentially unacceptable and requires upgrade. Existing access off Anchor Lane via narrow single track lane. The lane requires an upgrade in order to be suitable for freight and other traffic associated with employment uses.

Adjacent land uses:

Agricultural

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

Single storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

E-078

Alternative site reference(s):

None

Parish:

Stanford Rivers

Size (ha):

4.64

Address:

Piggots Company Ltd/Creative Workhouse, London Road, Stanford Rivers, CM5 9PJ

Site description:

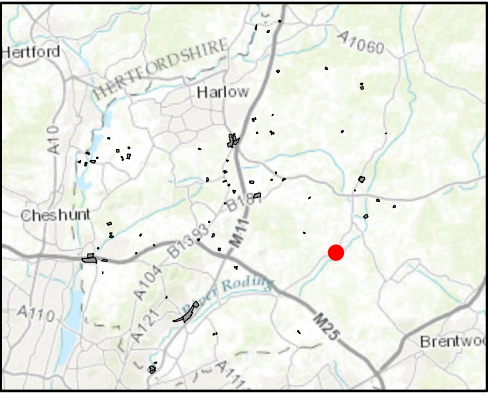
The site is largely developed, although there are some open areas. The site contains areas of rubble, hardstanding or other manmade material. There is vegetation present.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

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Date

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June 2017

Drawing No

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E-078

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Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises:

7

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	234	0	42	58
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	1,415	0	100	0
B8	5,658	0	100	0
Total	7,307			

Vacant employment floorspace (sqm):

2,121

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

1.75

Access to site:

Suitable access to the site already exists.  
Existing access off London Road.

Adjacent land uses:

Agricultural; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

Single storey and 2 storey buildings

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B8	1.75	7,000
Secondary	B1c/B2	1.75	7,000
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

E-092

Alternative site reference(s):

ELR-0044

Parish:

North Weald Bassett

Size (ha):

1.37

Address:

Camfaud Concrete Pumps, High Road, Thornwood, CM16 6LZ

Site description:

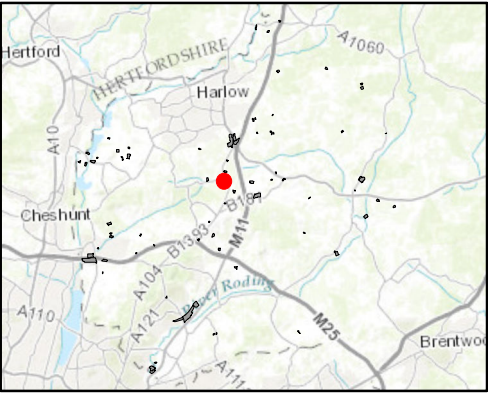
The site is developed. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

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E-092

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- Potential for:
- Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises:

3

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	887	71	29	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	573	100	0	0
Total	1,460			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Existing access off High Road.

Adjacent land uses:

Agricultural; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/0580/14	Demolition of existing office building and removal of portacabins. Construction of new office extension to workshop.	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

E-095

Alternative site reference(s):

None

Parish:

Epping

Size (ha):

1.11

Address:

Eppingdene, Ivy Chimneys, CM16 4EL

Site description:

The site is developed. The site contains grassed areas.

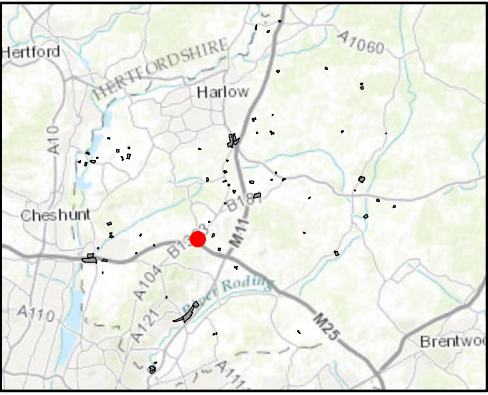
Non B Class Uses include a dental surgery.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing mixed use site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

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June 2017

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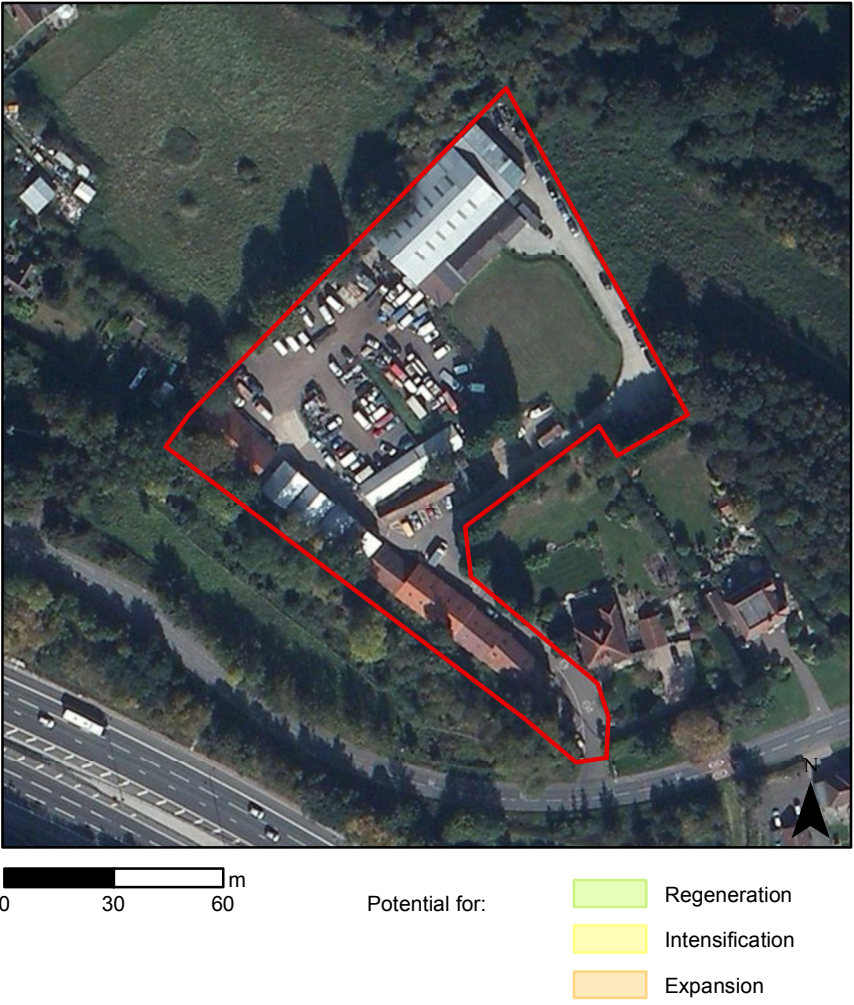
E-095

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Existing Site Appraisal

Total number of employment premises: 8

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	140	100	0	0
B1 b)	0	0	0	0
B1 c)	381	100	0	0
B2	1,728	22	78	0
B8	368	100	0	0
Total	2,617			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Ivy Chimneys Road.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

E-096

Alternative site reference(s):

None

Parish:

Epping Upland

Size (ha):

2.07

Address:

Hayleys Manor, Upland Road, CM16 6PQ

Site description:

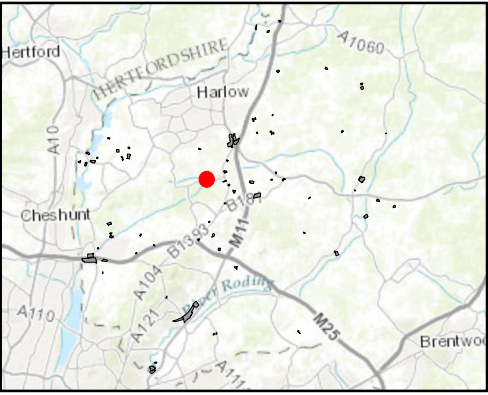
The site is developed. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

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Date

Issue

June 2017

Drawing No

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E-096

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Existing Site Appraisal

Total number of employment premises: 9

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	2,842	52	14	34
B1 b)	0	0	0	0
B1 c)	122	100	0	0
B2	0	0	0	0
B8	5,467	86	14	0
Total	8,431			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Upland Road via private road .

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

E-097

Alternative site reference(s):

None

Parish:

Matching

Size (ha):

1.92

Address:

Housham Hall Farm, Harlow Road, CM17 0PB

Site description:

The site is developed. The site contains areas of rubble, hardstanding or other manmade material.

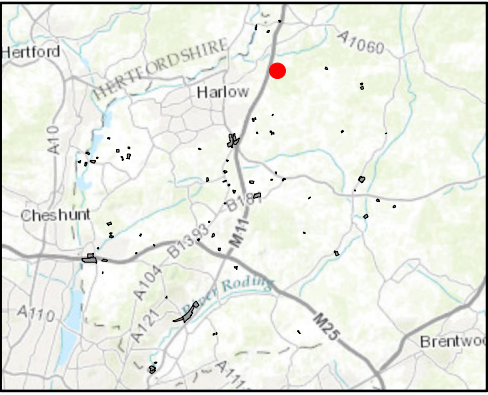
Non B class uses include agricultural buildings and associated machinery.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing mixed use site



Client

Epping Forest District Council

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Epping Forest District Employment Land Supply Assessment

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Existing Site Appraisal

Total number of employment premises:

7

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	1,920	72	28	0
B2	1,502	35	65	0
B8	1,369	84	6	10
Total	4,791			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.

Existing access off Harlow Road via single track road with good visibility.

Adjacent land uses:

Agricultural; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

E-098

Alternative site reference(s):

None

Parish:

Moreton, Bobbingworth and the Lavers

Size (ha):

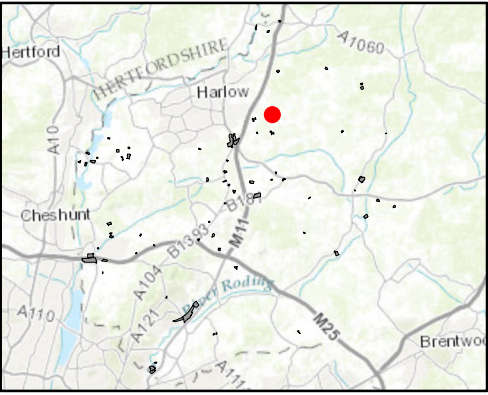
0.27

Address:

Holts Court, Holts Farm, Threshers Bush, Harlow, CM17 0NS

Site description:

The site is developed. Some or all of the site is bounded by fencing, wall or hoarding. Some or all of the site is bounded by development. There are road(s) immediately adjacent to the site.



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Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises:

3

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	675	100	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	0	0	0	0
Total	675			

Vacant employment floorspace (sqm):

136

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Existing access off Threshers Bush.

Adjacent land uses:

Agricultural; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/2139/12	Proposed additional business unit	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

E-101

Alternative site reference(s):

None

Parish:

North Weald Bassett

Size (ha):

1.53

Address:

Searles Farm, Foster Street, CM17 9HP

Site description:

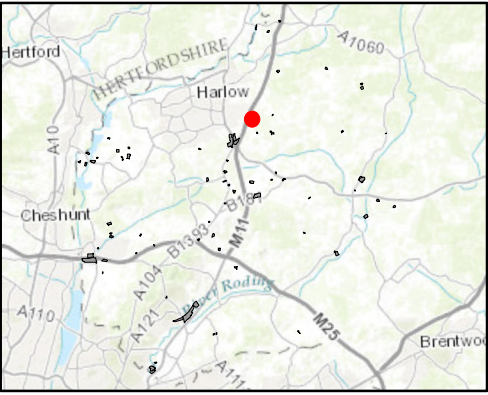
The site is developed. The site contains areas of rubble, hardstanding or other manmade material. There are road(s) immediately adjacent to the site. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

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Job Title

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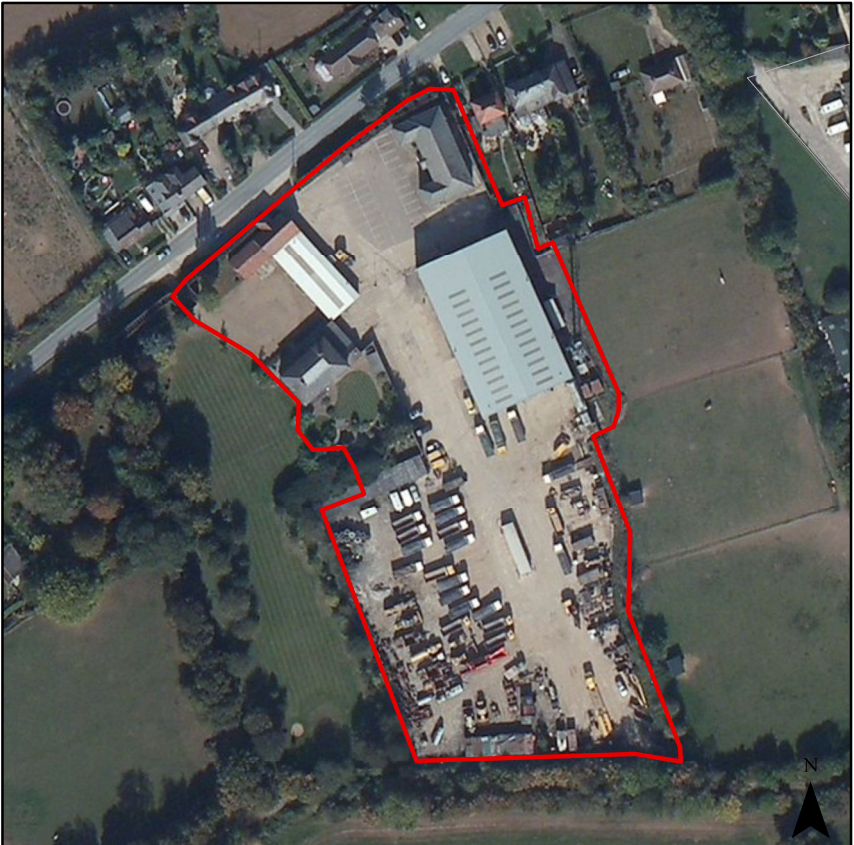
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Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises: 3

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	4,768	21	79	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	517	0	100	0
B8	0	0	0	0
Total	5,285			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site: Suitable access to the site already exists.  
Existing access off Foster Street.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

E-104

Alternative site reference(s):

None

Parish:

North Weald Bassett

Size (ha):

0.43

Address:

Fosters Croft, Foster Street, Harlow, CM17 9HS

Site description:

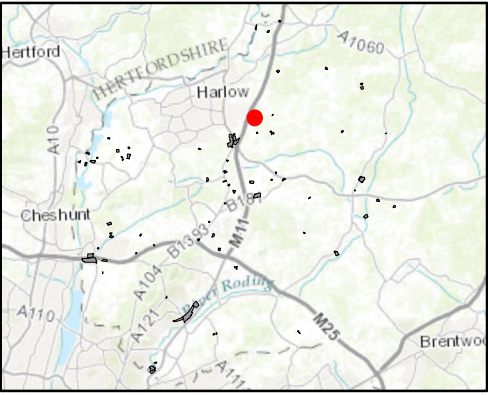
The site is developed. The site contains areas of open soil / material. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Unallocated mixed use site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

E-104

P1

ARUP

Epping Forest District Council

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Existing Site Appraisal

Total number of employment premises:

6

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	734	0	0	100
B8	207	0	0	100
Total	941			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Access to the site exists but is currently limited/dangerous/ potentially unacceptable and requires upgrade. Existing access off Hastingwood Road via single track lane.

Adjacent land uses:

Agricultural; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

Single storey and 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

E-105

Alternative site reference(s):

None

Parish:

North Weald Bassett

Size (ha):

0.96

Address:

Horseshoe Farm East, London Road, Latton, Harlow, CM17 9LH

Site description:

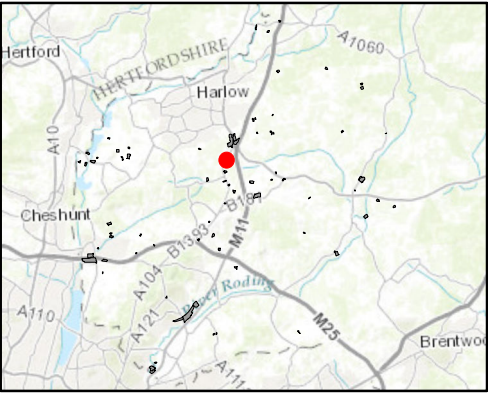
The site is developed. Some or all of the site is bounded by fencing, wall or hoarding. There are road(s) immediately adjacent to the site.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

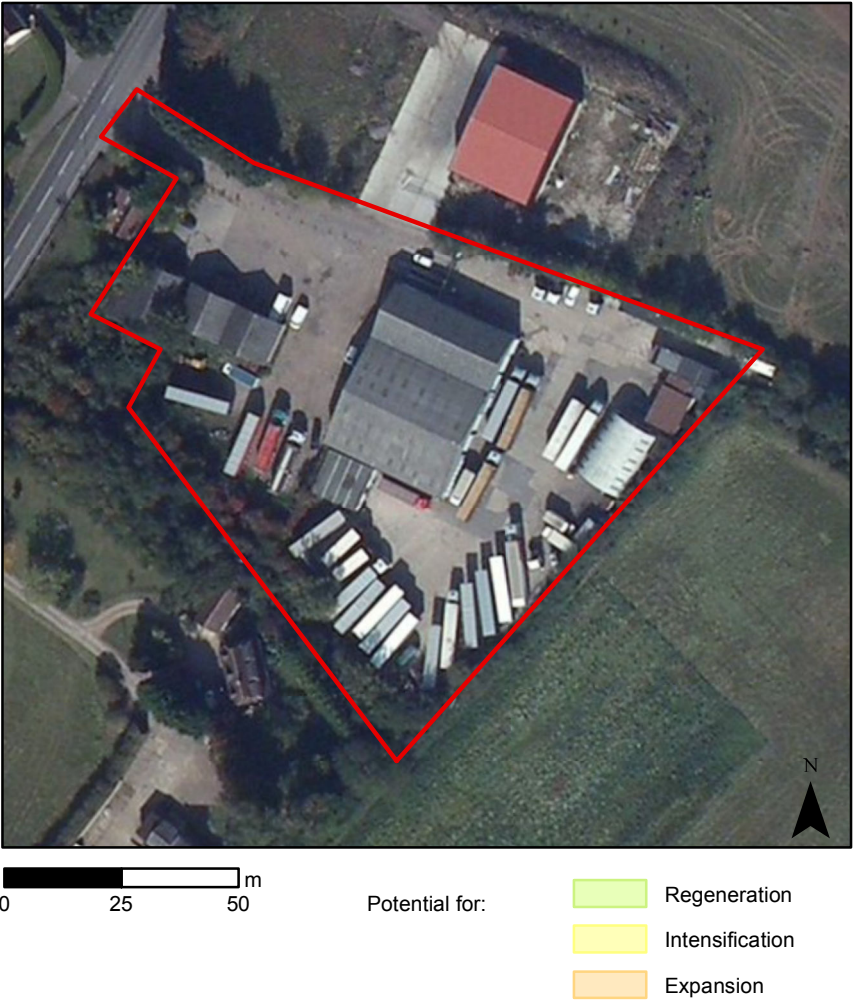
E-105

P1

ARUP

Epping Forest District Council

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Existing Site Appraisal

Total number of employment premises:

4

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	1,663	0	100	0
Total	1,663			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Existing access off London Road.

Adjacent land uses:

Agricultural; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

E-106

Alternative site reference(s):

None

Parish:

Sheering

Size (ha):

0.92

Address:

Little Hyde Hall Farm, Hatfield Heath Road, CM21 9HX

Site description:

The site is developed.

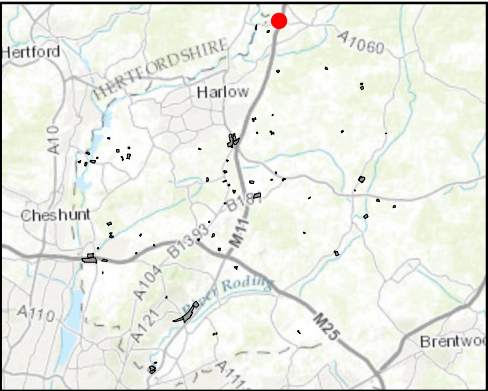
Non B class uses include residential, agricultural buildings and hair dressers.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing mixed use site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

E-106

P1

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Epping Forest District Council

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02040m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises:

7

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	401	100	0	0
B1 b)	0	0	0	0
B1 c)	110	100	0	0
B2	0	0	0	0
B8	4,352	8	0	92
Total	4,863			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.

Existing access off Sawbridgeworth Road.

Adjacent land uses:

Agricultural; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

E-107

Alternative site reference(s):

None

Parish:

Sheering

Size (ha):

1.52

Address:

Quickbury Farm, Hatfield Heath Road, CM21 9HY

Site description:

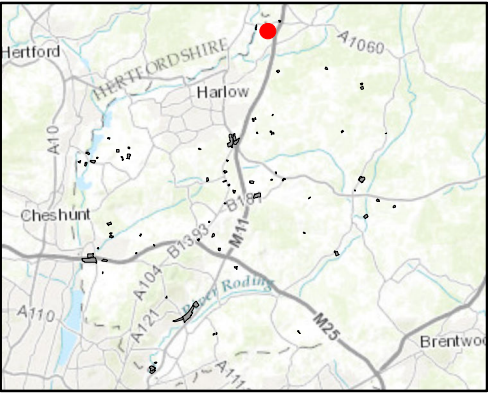
The site is developed. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client


Epping Forest District Council

Job Title

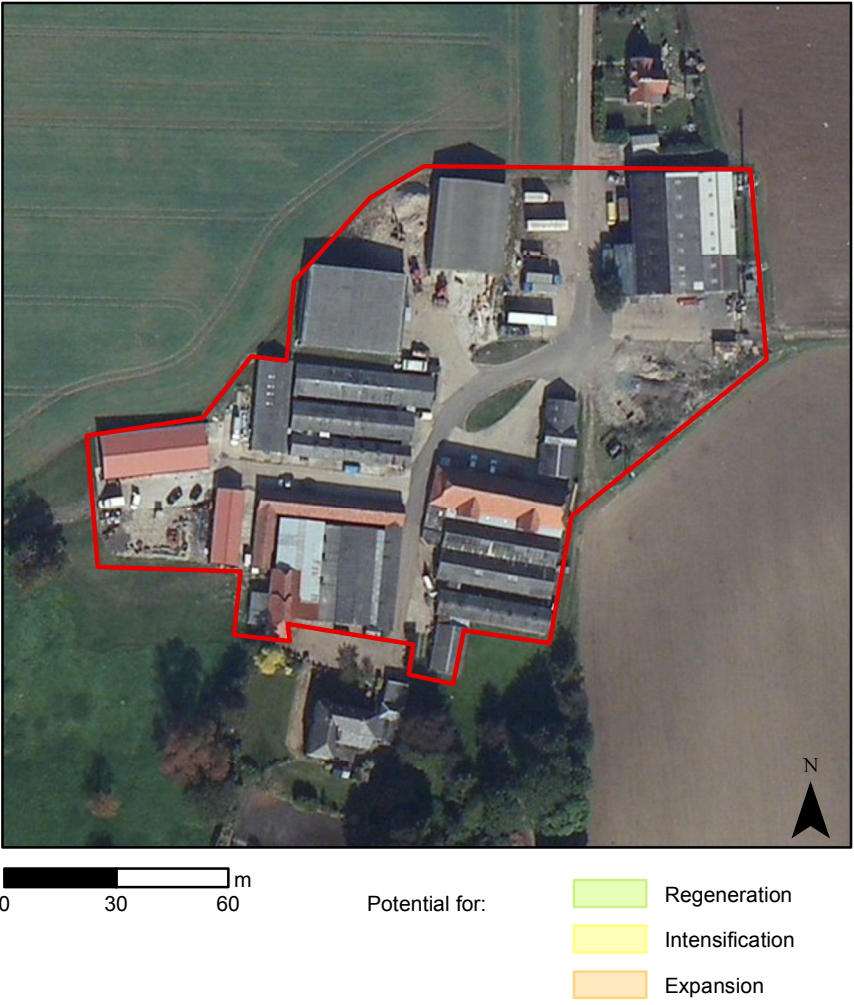
Epping Forest District Employment Land Supply Assessment

Drawing Status	Date
Issue	June 2017
Drawing No	Issue
E-107	P1

ARUP

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Existing Site Appraisal

Total number of employment premises:

7

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	7,429	0	100	0
Total	7,429			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Existing access off Sawbridgeworth Road.

Adjacent land uses:

Agricultural

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey buildings to the north and south

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

E-109

Alternative site reference(s):

None

Parish:

Moreton, Bobbingworth and the Lavers

Size (ha):

1.05

Address:

New House Farm, Little Laver Road, Moreton, CM5 0JE

Site description:

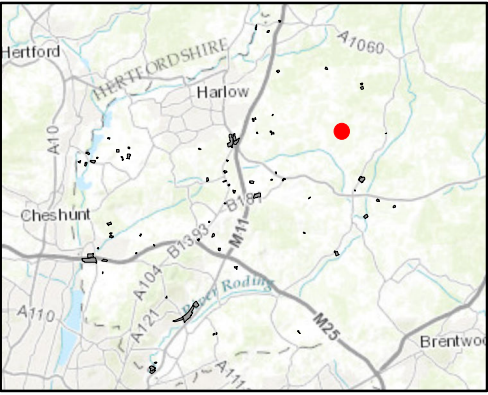
The site is largely developed, although there are some open areas. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

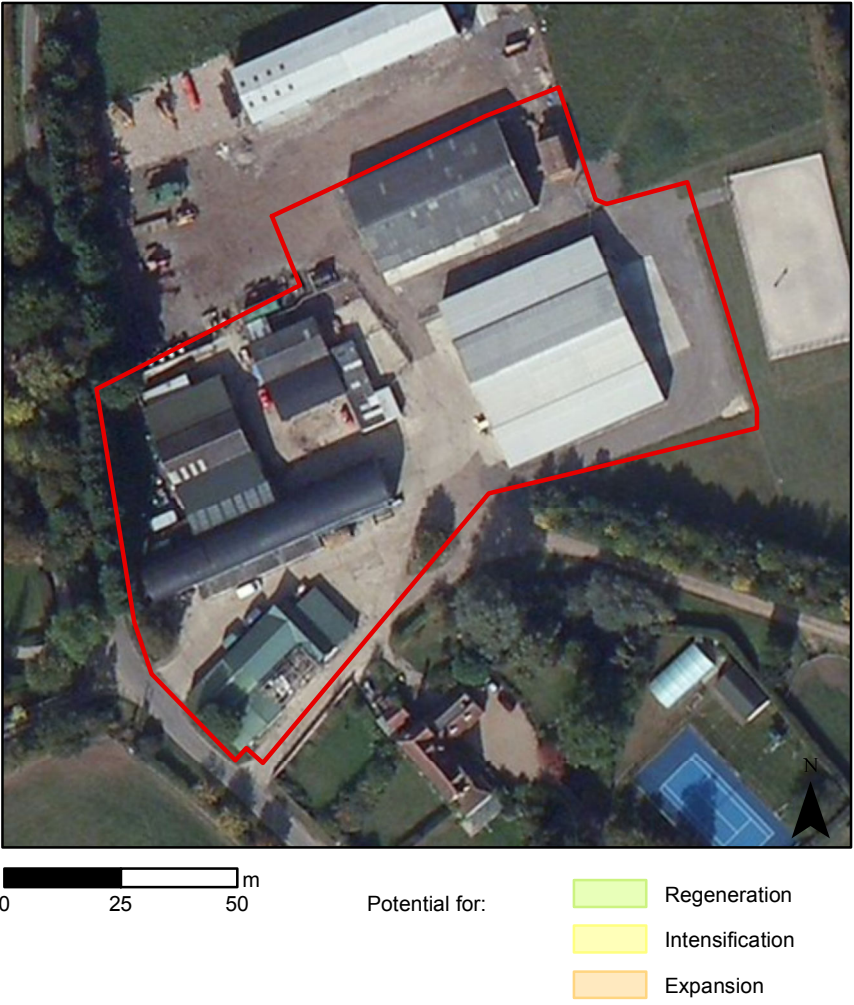
E-109

P1

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Existing Site Appraisal

Total number of employment premises: 5

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	1,447	0	100	0
B8	2,355	37	63	0
Total	3,802			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Little Laver Road.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/2407/12	Certificate of lawful development for existing use of building as a joinery manufacturers class B2.	Implemented
EPF/2405/12	Change of use of units 3B, 3C, 6, 7A and 7C2 to a purpose within class B8 and alterations to lean to extensions (EPF/0359/08) and cattle yard building (EPF/0024/05) to facilitate the change of use.	Implemented
EPF/2404/12	Change of use of units 2a, 3a and 7C1 to Class B2 use and alterations to previously approved lean to extensions (EPF/0359/08) to facilitate change of use	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

E-111

Alternative site reference(s):

None

Parish:

Nazeing

Size (ha):

1.33

Address:

The Chimes Centre, Old Nazeing Road, EN10 6QU

Site description:

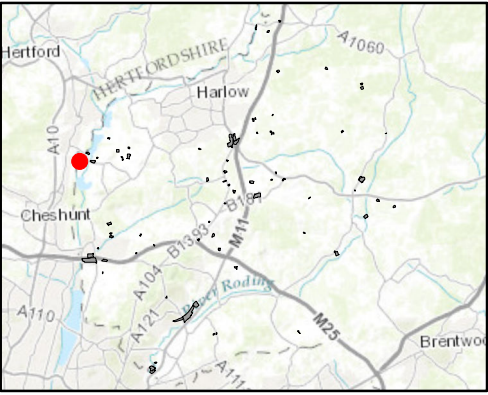
The site is a broadly even split between open and developed. The site contains grassed areas. Some or all of the site is bounded by fencing, wall or hoarding. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Derelict employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

E-111

P1

ARUP

Epping Forest District Council

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02550m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises: 0

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	0	0	0	0
Total	0			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

1.33

Underutilised land not in employment use (ha):

0

Access to site: Suitable access to the site already exists.  
Existing access off Old Nazeing Road.

Adjacent land uses: Residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: Single storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/0570/15 :	Demolition of existing Garden Centre/Commercial Buildings and erection of 26 dwellings with associated parking and landscaping.	Approved subject to legal agreement

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
N/A	13,120	Historic	B8	Commenced implementation of planning permission EPF/0570/15. (Approved on 06/10/15)
N/A	195	Historic	B2	Commenced implementation of planning permission EPF/0570/15. (Approved on 06/10/2015)
N/A	1,430	Historic	B1(c)	Commenced implementation of planning permission EPF/0570/15. (Approved on 06/10/2015)

Employment Land Supply Assessment 2017

Site reference:

E-112

Alternative site reference(s):

None

Parish:

Nazeing

Size (ha):

2.15

Address:

The Old Waterworks, Green Lane, Nazeing, EN10 6RS

Site description:

The site is a broadly even split between open and developed. Some or all of the site is bounded by fencing, wall or hoarding.

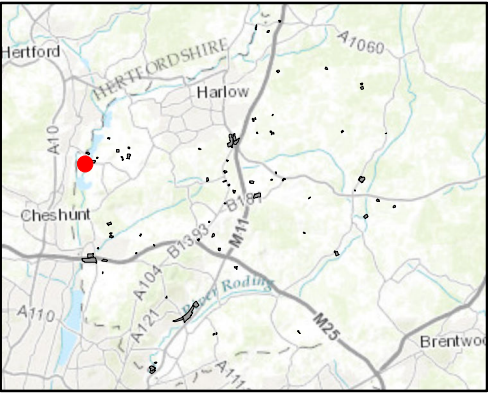
Non B class uses include residential.

Status of site in Local Plan:

Unallocated mixed use site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

E-112

P1

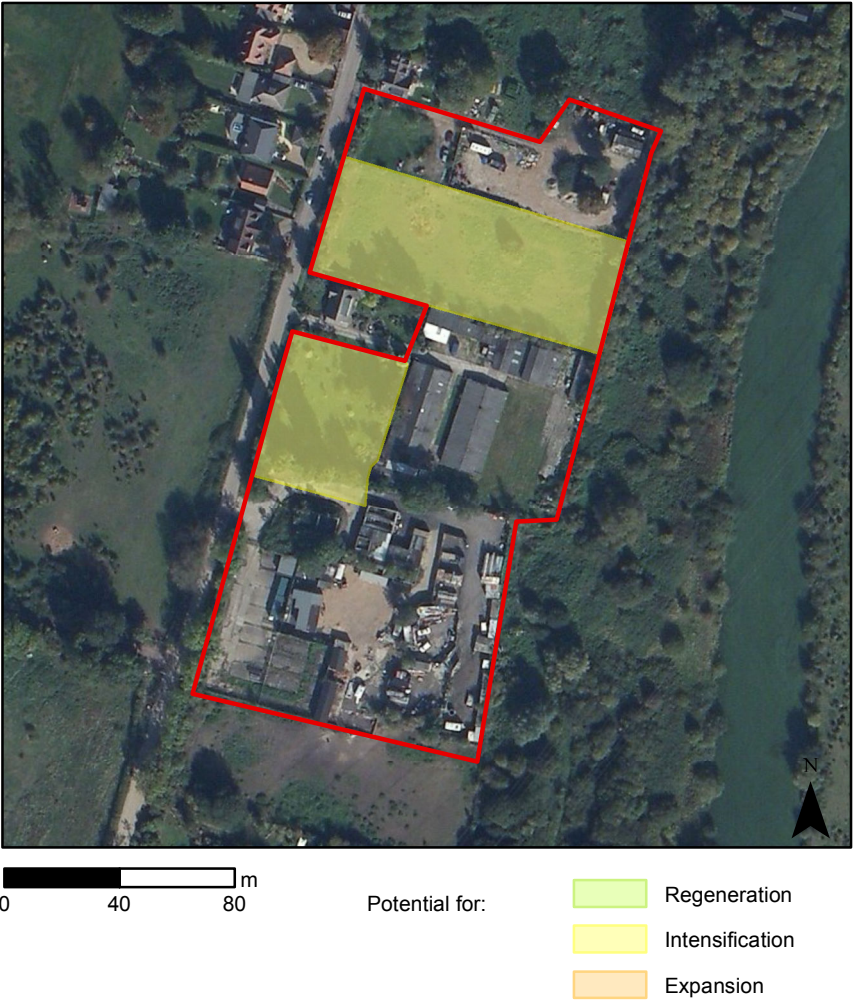
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Existing Site Appraisal

Total number of employment premises: 5

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	315	0	0	100
B2	0	0	0	0
B8	3,434	0	0	100
Total	3,749			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0.63

Access to site:

Suitable access to the site already exists.  
Two existing accesses off Green Lane.

Adjacent land uses:

Agricultural including glasshouses; residential; River Lea

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/1788/11	Certificate of lawful development for existing use as commercial storage yard.	Assumed implemented; unable to verify by site visit
EPF/2184/10	Certificate of lawful development for existing use of site as a haulage and transport depot.	Assumed implemented; unable to verify by site visit
EPF/2054/10	Certificate of lawful development for the use of unit 1 and 1A for B1(c) purposes and the use of unit 2 for B8 (storage) purposes with associated access and associated parking between units 1A and 2 and on the south side of unit 1. (From glasshouse use to B1).	Assumed implemented; unable to verify by site visit

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B8	0.63	2,520
Secondary	B1c/B2	0.63	2,520
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

E-113

Alternative site reference(s):

None

Parish:

Waltham Abbey

Size (ha):

3.27

Address:

Breeches Farm, Galley Hill Road, Waltham Abbey, EN9 2AH

Site description:

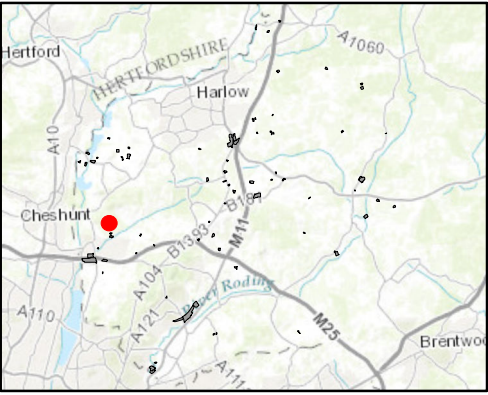
The site is largely developed, although there are some open areas. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client


Epping Forest District Council

Job Title

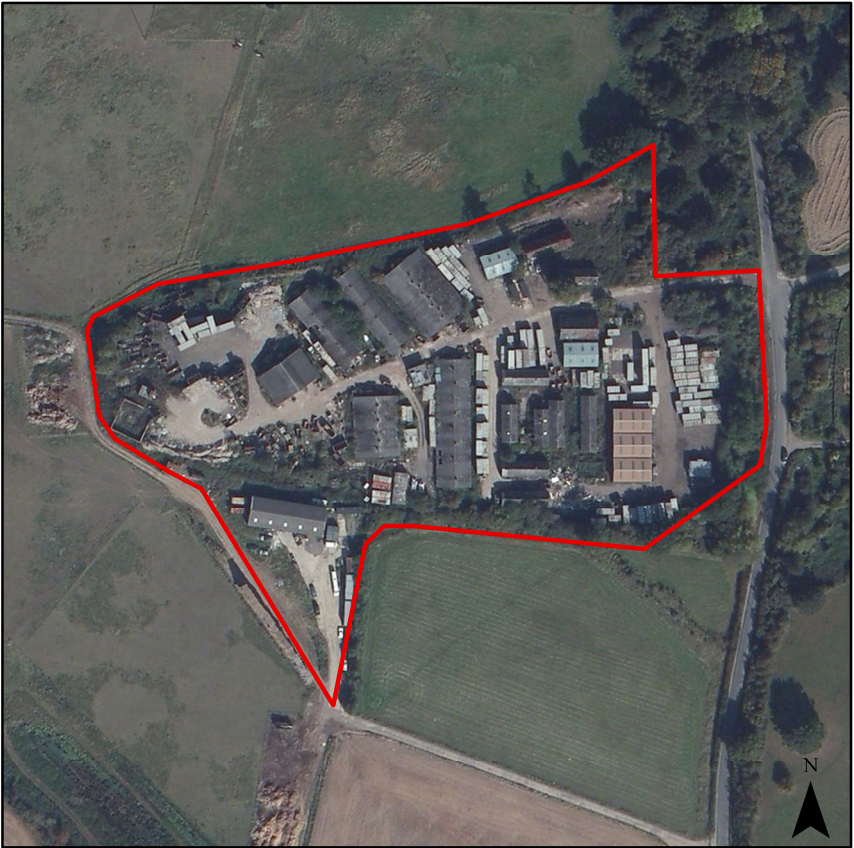
Epping Forest District Employment Land Supply Assessment

Drawing Status	Date
Issue	June 2017
Drawing No	Issue
E-113	P1

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0

50

100

m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises:

25

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	1,934	0	0	100
B8	5,216	0	0	100
Total	7,150			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Two existing accesses off Galley Hill Road.

Adjacent land uses:

Agricultural

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

Surrounded by open land which is undeveloped.

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

E-115

Alternative site reference(s):

None

Parish:

Waltham Abbey

Size (ha):

0.56

Address:

Warlies Park House, Horseshoe Hill, EN9 3SL

Site description:

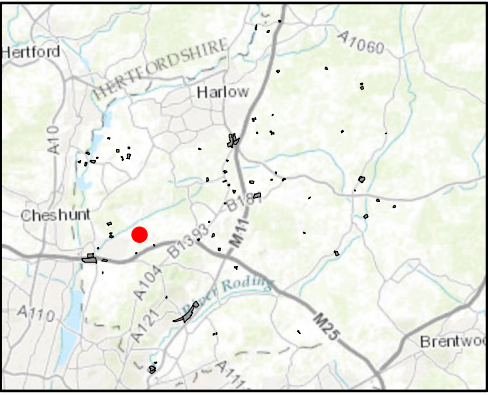
The site is largely developed, although there are some open areas. The site contains grassed areas. Some or all of the site is bounded by hedgerows, forestry or other vegetation.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing mixed use site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

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June 2017

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E-115

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02550m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises:

3

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	3,865	100	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	0	0	0	0
Total	3,865			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Existing access off Horseshoe Hill via private road.

Adjacent land uses:

Agricultural; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/2236/12	Redevelopment to provide new office floor space (Use Class B1) (approved)	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

E-117

Alternative site reference(s):

None

Parish:

Waltham Abbey

Size (ha):

0.59

Address:

Patches Farm, Galley Hill Road, Waltham Abbey, EN9 2AG

Site description:

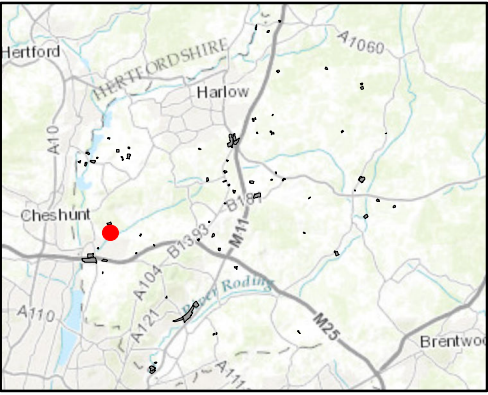
The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

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June 2017

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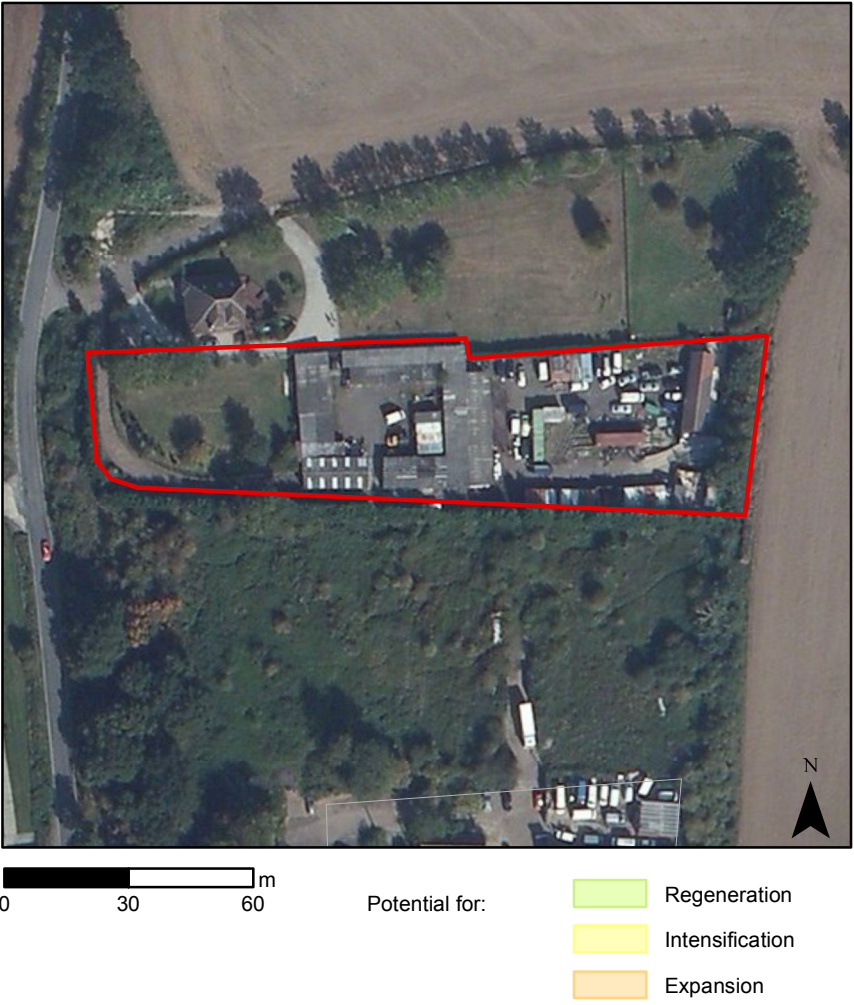
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Existing Site Appraisal

Total number of employment premises:

9

Access to site:

Access to the site exists but is currently limited/dangerous/ potentially unacceptable and requires upgrade. Existing access off Galley Hill Road via a narrow single track lane. The lane requires an upgrade in order to be suitable for freight and other traffic associated with employment uses.

Adjacent land uses:

Agricultural including glasshouses; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

Single storey dwelling to the north

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	1,299	0	100	0
B8	0	0	0	0
Total	1,299			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Relevant approved planning applications

Application	Description of development	Implementation
EPF/2416/15	Outline consent for the redevelopment of existing industrial estate to provide 2 replacement dwellings and 2 new dwellings	Not implemented
EPF/0700/13	Certificate of lawful development for existing use of former agricultural buildings for B1, B2 and B8 commercial uses.	Assumed implemented; unable to verify by site visit

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
0.9	1,299	Future	B2	Implementation of planning permission EPF/2416/15 (Approved on 23/11/15)

Employment Land Supply Assessment 2017

Site reference:

E-119

Alternative site reference(s):

None

Parish:

Abbess Beauchamp and Berners Roding

Size (ha):

1.34

Address:

Matching Airfield/The Paper Store, Anchor Lane,  
Abbess Roding, CM5 0JR

Site description:

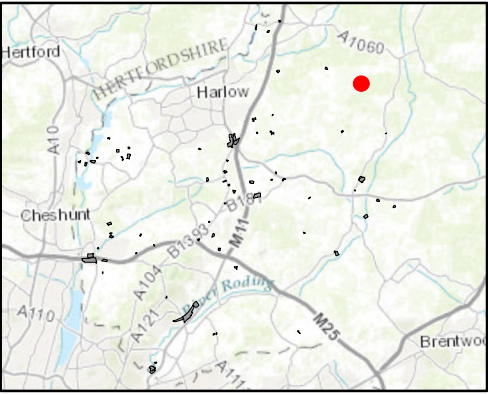
The site is largely developed, although there are some open areas. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



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Existing Site Appraisal

Total number of employment premises: 9

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	4,544	0	0	100
Total	4,544			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site: Suitable access to the site already exists.  
Existing access off Anchor Lane.

Adjacent land uses: Agricultural

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: Surrounded by open land which is undeveloped.

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

ELR-0074

Alternative site reference(s):

None

Parish:

Stapleford Abbotts

Size (ha):

0.6

Address:

Land at High Willows, Murthering Lane, Romford, RM4 1JT

Site description:

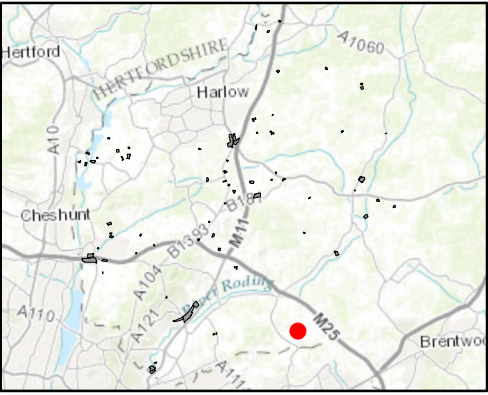
Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



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Existing Site Appraisal

Total number of employment premises: 1

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	458	0	100	0
B8	2,831	0	100	0
Total	3,289			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Murthering Lane via private single track lane.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/0253/16	Certificate of Lawful Development for existing storage, repair and sale of motor vehicles	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

ELR-0088

Alternative site reference(s):

None

Parish:

Waltham Abbey

Size (ha):

0.62

Address:

Land at Woodgreen Road/Southend Land, Waltham Abbey, EN9 3SA

Site description:

The site is developed. The site contains areas of rubble, hardstanding or other manmade material.

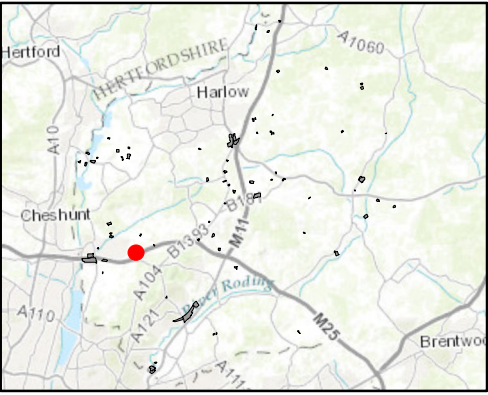
Non B class uses include agricultural (equestrian), kennels and residential.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing mixed use site



Client

Epping Forest District Council

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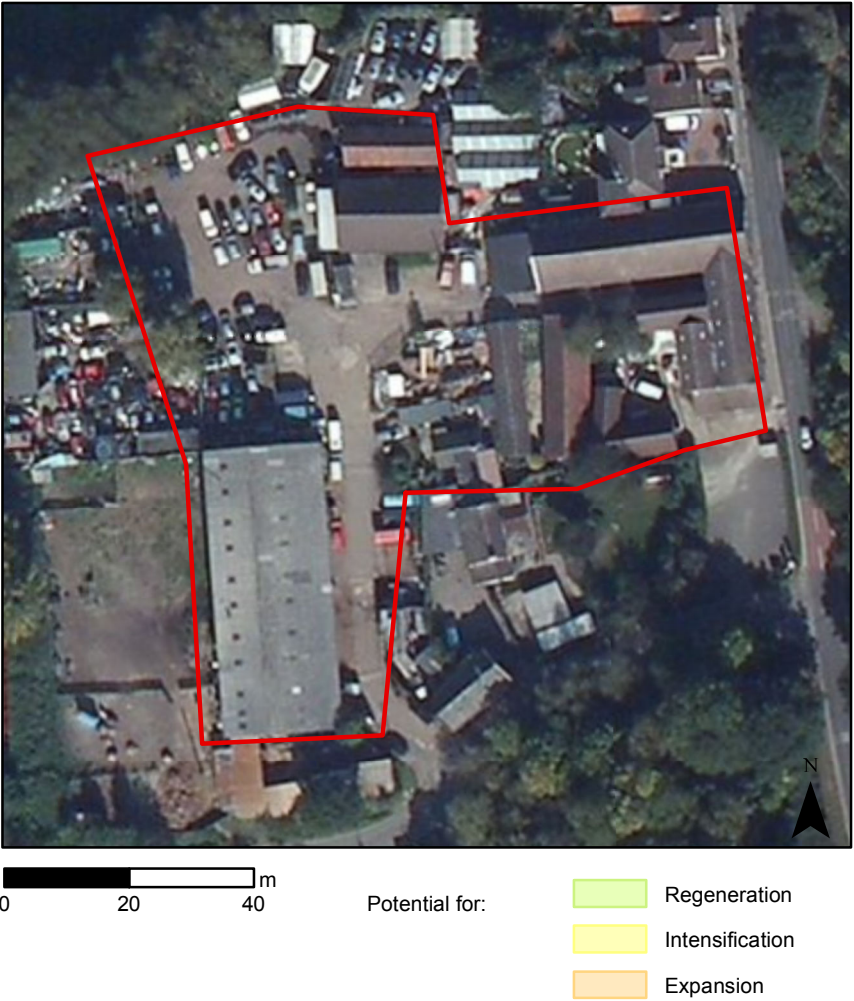
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Existing Site Appraisal

Total number of employment premises: 2

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	344	0	0	100
B2	2,745	0	65	35
B8	0	0	0	0
Total	3,089			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site: Suitable access to the site already exists.  
Existing access off Southend Lane via private lane.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: Single storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/0228/14	Demolition of existing farm office building and replace with similar modular portable building.	Unknown: unable to access site

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
3.9		Historic	N/A	Majority of Employment Land Review (2010) site included areas of land in agricultural use. Site boundary amended to reflect area in B Use Class use.



Employment Land Supply Assessment 2017

Site reference:

ELR-0091

Alternative site reference(s):

None

Parish:

Epping

Size (ha):

1.8

Address:

Land at Coopersale Hall, Flux's Lane, Coopersale, CM16 7PE

Site description:

The site is developed. The site contains areas of rubble, hardstanding or other manmade material.

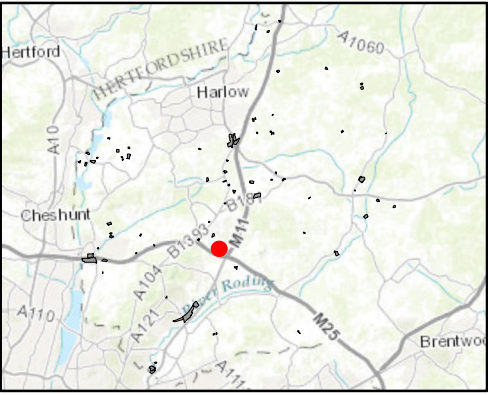
Non B class uses include residential and school.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing mixed use site



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Epping Forest District Council

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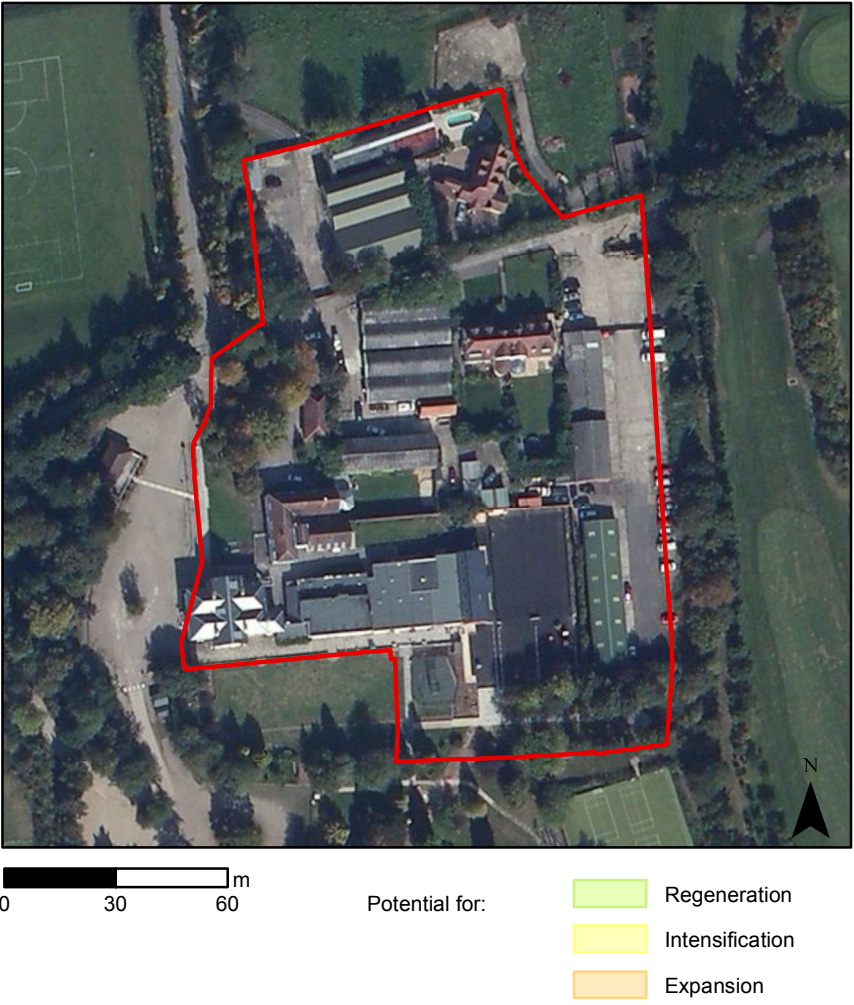
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Existing Site Appraisal

Total number of employment premises:

5

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	556	0	100	0
B1 b)	0	0	0	0
B1 c)	1,059	0	100	0
B2	385	0	100	0
B8	782	100	0	0
Total	2,782			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.

Existing access off Stewards Green Road via private road (Flux's Lane).

Adjacent land uses:

Agricultural; residential; school

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

Single storey and 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

ELR-0092

Alternative site reference(s):

None

Parish:

North Weald Bassett

Size (ha):

2

Address:

Land at Esgors Farm, Thornwood, CM16 6LY

Site description:

The site is developed. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.

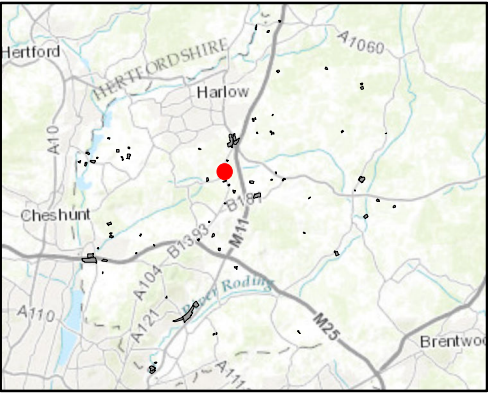
Non B class uses include a gymnasium.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing mixed use site



Client

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Job Title

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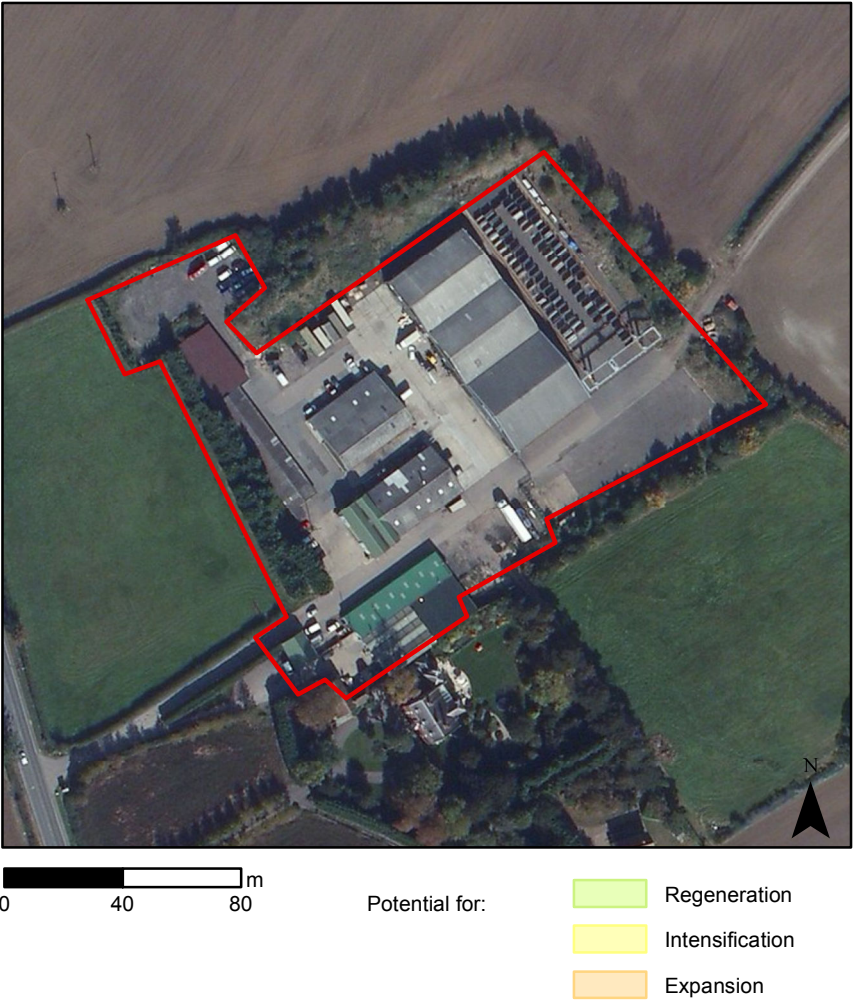
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Existing Site Appraisal

Total number of employment premises: 10

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	126	0	100	0
B1 b)	0	0	0	0
B1 c)	1,553	0	100	0
B2	1,082	76	24	0
B8	6,414	45	55	0
Total	9,175			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off High Road.

Adjacent land uses: Agricultural; residential; recreation and leisure

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

ELR-0093

Alternative site reference(s):

SR-0412

Parish:

North Weald Bassett

Size (ha):

1.99

Address:

Woodside Industrial Estate, Thornwood, CM16 6LJ

Site description:

The site is developed. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.

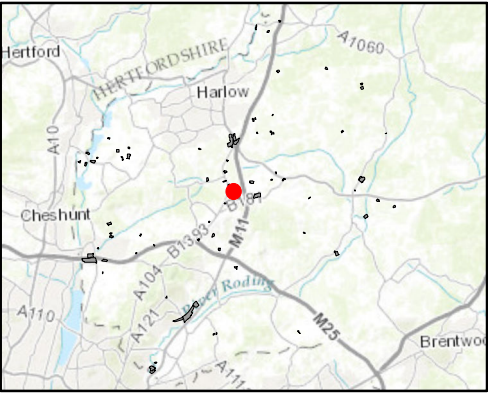
Non B class uses include a daycare nursery.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



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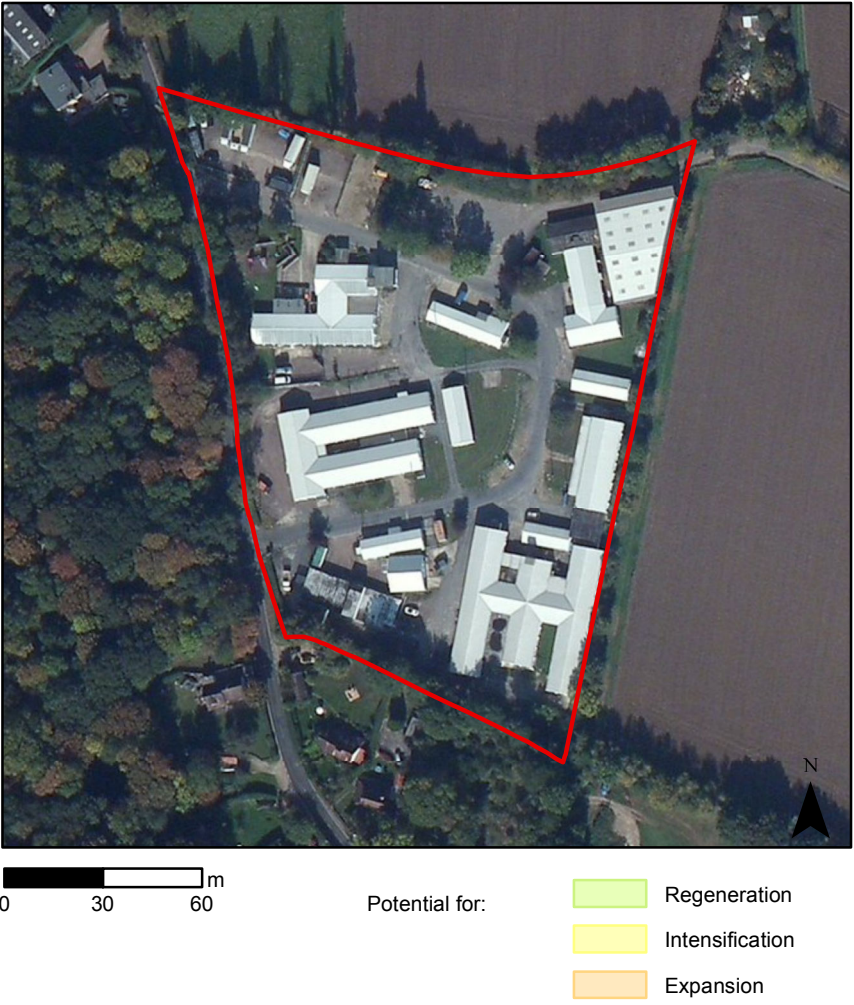
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Existing Site Appraisal

Total number of employment premises: 10

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	3,472	7	93	0
B1 b)	0	0	0	0
B1 c)	732	0	100	0
B2	0	0	0	0
B8	1,509	76	24	0
Total	5,713			

Vacant employment floorspace (sqm): 120

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Woodside.

Adjacent land uses: Agricultural

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/3227/15	Outline Planning Application comprising demolition of Units 1, 1a, 7, 8, 9a, 9b, 13 & disused bunker and erection of 5 new units for B1/B8 uses. Infill buildings B1/B8 Use. (Access, appearance, layout & scale to be determined, landscaping reserved)	Not implemented
EPF/0170/13	Demolition of existing store and erection of office building.	Implemented
EPF/1685/11	Proposed B1 use in part of redundant agricultural building.	Unknown
EPF/1683/11	Certificate of lawful development for existing use as office/photographic/printing. (Use Class B1)	Implemented
EPF/1499/10	Certificate of lawful development for existing use of barn for offices, studio, manufacturing of curtains and blinds, distribution and miscellaneous storage.	Implemented
EPF/1497/10	Certificate of lawful development for use of barn for storage of cars (B8).	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
EPF/3227/15	B1/B8	N/A	3219
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

ELR-0094

Alternative site reference(s):

None

Parish:

North Weald Bassett

Size (ha):

0.29

Address:

Hastingwood Business Centre, 1 Willow Place,  
Hastingwood, Harlow, Essex CM17 9GD

Site description:

The site is developed. Some or all of the site is bounded by development.

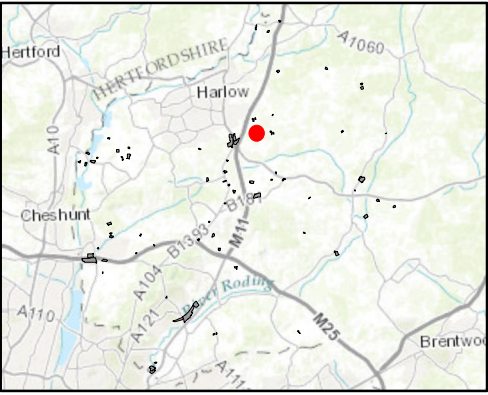
Non B class uses include butchers, hair dressers, residential.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing mixed use site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

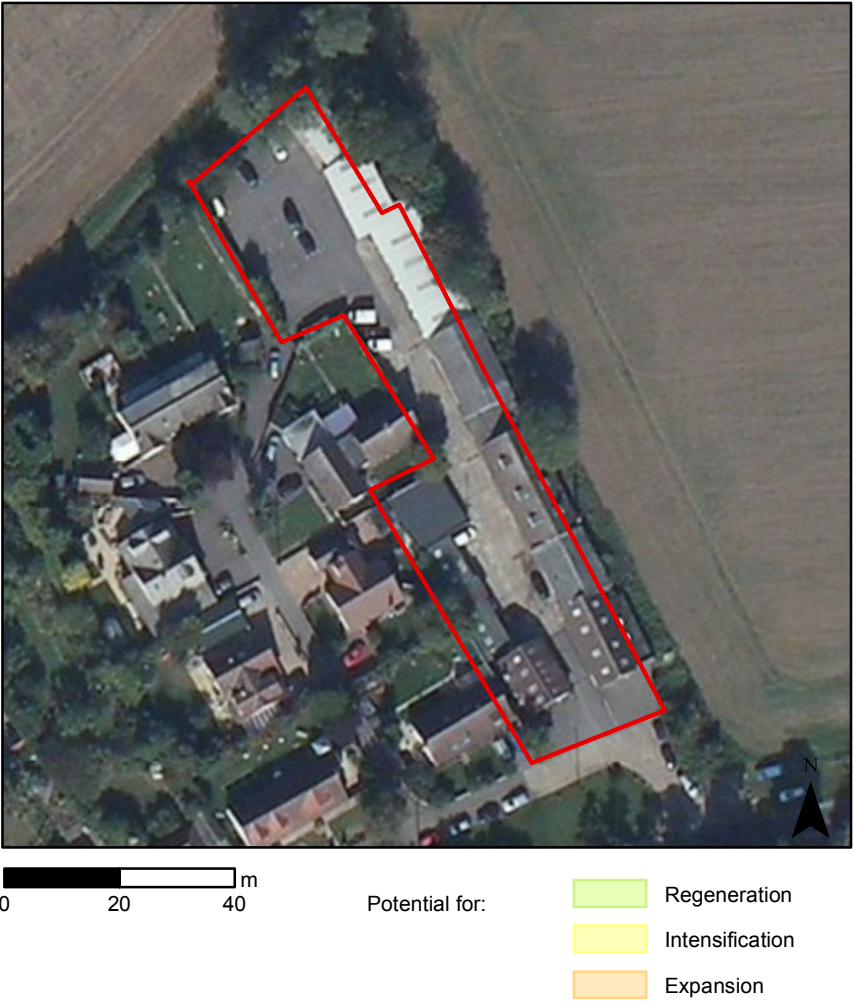
ELR-0094

P1

ARUP

Epping Forest District Council

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Existing Site Appraisal

Total number of employment premises: 8

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	575	57	43	0
B1 b)	0	0	0	0
B1 c)	36	0	100	0
B2	100	0	100	0
B8	465	50	50	0
Total	1,176			

Vacant employment floorspace (sqm): 43

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Hastingwood Road.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: Single storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

ELR-0095

Alternative site reference(s):

None

Parish:

Moreton, Bobbingworth and the Lavers

Size (ha):

2.91

Address:

Land at Rolls Farm Barns, Hastingwood Road, Magdalen Laver, Essex, CM5 0EN

Site description:

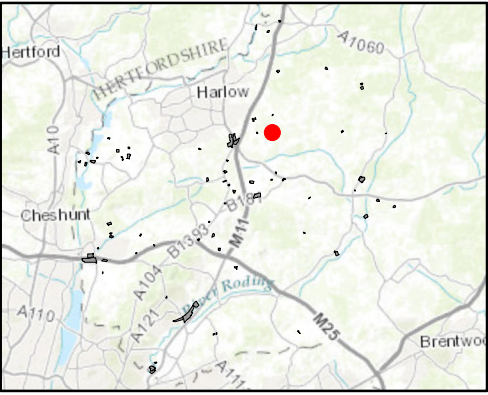
The site is developed. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by hedgerows, forestry or other vegetation.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

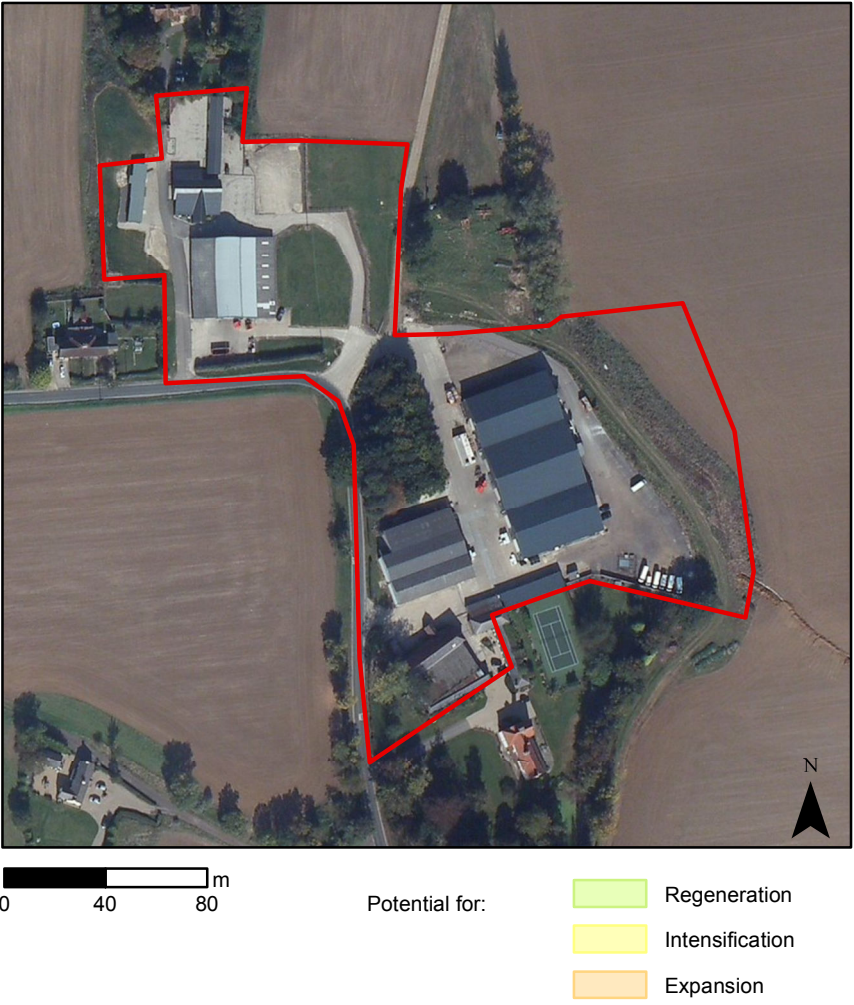
ELR-0095

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Existing Site Appraisal

Total number of employment premises: 4

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	6,989	100	0	0
Total	6,989			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Hastingwood Road.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/1621/11	Retrospective change of use of two redundant buildings to accommodate livestock breeding and storage associated with Peregrine Livefoods Ltd.	Implemented
EPF/2552/11	Erection of Two New Buildings to Accommodate Insect Breeding and Storage associated with Peregrine Livefoods Ltd. (Revised application)	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

ELR-0096

Alternative site reference(s):

SR-0418

Parish:

North Weald Bassett

Size (ha):

0.59

Address:

Chase Farm, Off Vicarage Lane, North Weald, Epping, CM16 6AL

Site description:

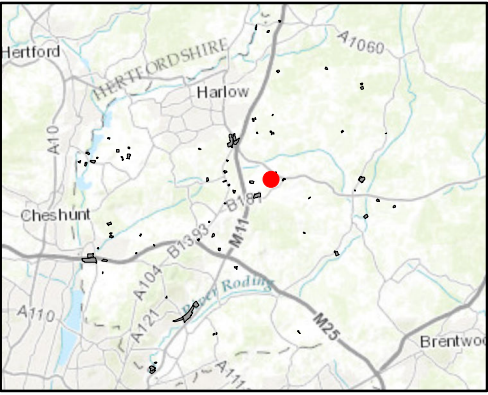
The site is developed. Some or all of the site is bounded by fencing, wall or hoarding. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

ELR-0096

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Existing Site Appraisal

Total number of employment premises:

7

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	827	0	0	100
B2	1,013	0	0	100
B8	1,822	0	0	100
Total	3,662			

Vacant employment floorspace (sqm):

573

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.

Existing access off Vicarage Lane via private lane.

Adjacent land uses:

Agricultural

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

Surrounded by open land which is undeveloped.

Relevant approved planning applications

Application	Description of development	Implementation
EPF/3086/15	Change of use of bungalow to Class B1(a) office use and change of use of adjoining land for parking and access associated with units 42 & 44.	Not implemented
EPF/2219/15	Change of use of unit 6D to B1 workshop use	Unknown
EPF/1934/11	Continued use of former agricultural buildings for storage (Units 6A-C); (Units 7A and B); (Units 21-28); (Units 30-32); (Unit 44); (Unit 43 storage yard) and workshops (Unit 14); (Units 40-42) and parking areas (B8 storage and B1 light industry)	Unknown
EPF/2562/11	Retention of building on site of former agricultural buildings for small scale B1 use (unit 50) and the demolition of Unit 7A to provide access to rear.	Unknown

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
0.13	827	Future	B1(c)	Draft residential allocation SR-0455.
0.16	1,013	Future	B2	Draft residential allocation SR-0455.
0.29	1,822	Future	B8	Draft residential allocation SR-0455.



Employment Land Supply Assessment 2017

Site reference:

ELR-0097

Alternative site reference(s):

None

Parish:

North Weald Bassett

Size (ha):

0.63

Address:

New House Farm, Vicarage Lane, North Weald, Epping, CM16 6AP

Site description:

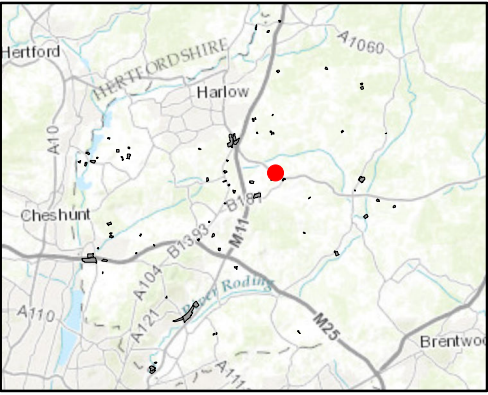
The site is developed. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

ELR-0097

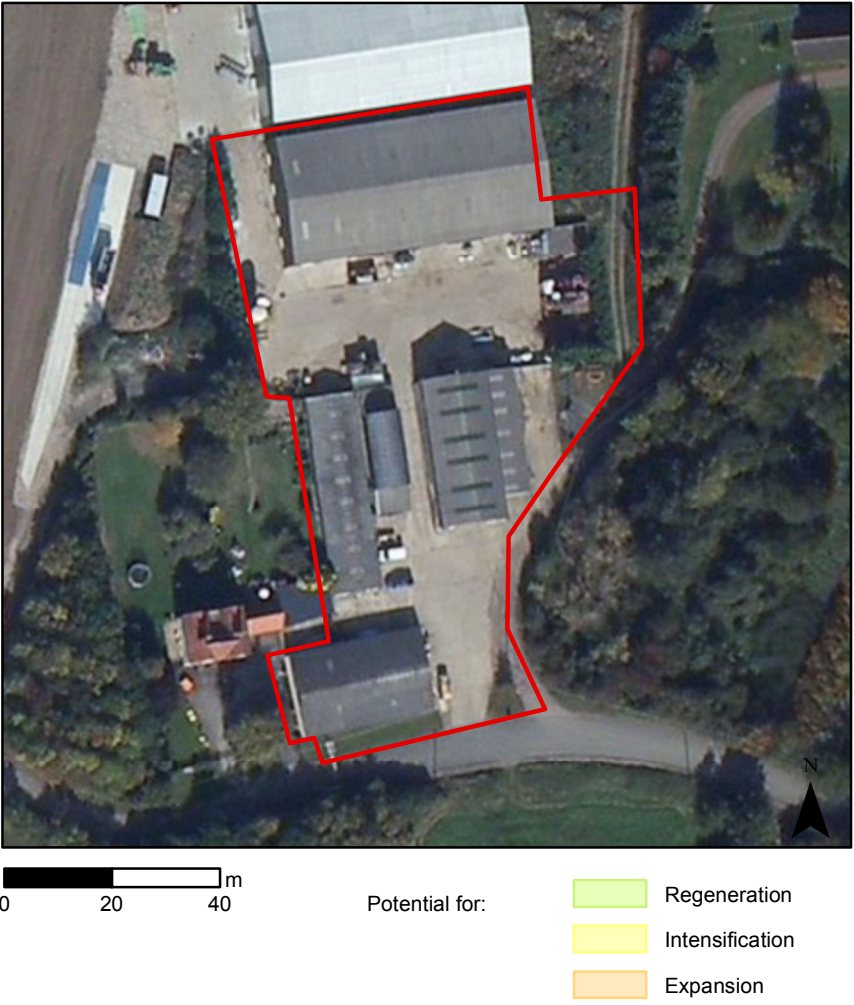
P1

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Existing Site Appraisal

Total number of employment premises: 4

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	550	0	100	0
B1 b)	0	0	0	0
B1 c)	1,220	100	0	0
B2	464	0	100	0
B8	680	0	100	0
Total	2,914			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site: Suitable access to the site already exists.  
Existing access off Vicarage Lane.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/0416/14	Retrospective application for change of use of agricultural building to B1	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

ELR-0099

Alternative site reference(s):

None

Parish:

Nazeing

Size (ha):

0.84

Address:

Sedge Green, Nazeing, CM19 5JR

Site description:

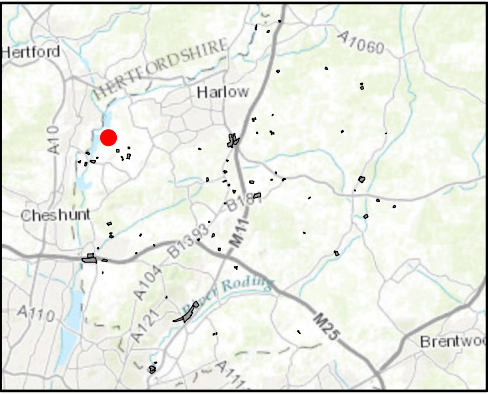
The site is a broadly even split between open and developed. Some or all of the site is bounded by fencing, wall or hoarding. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing mixed use site



Client


Epping Forest District Council

Job Title

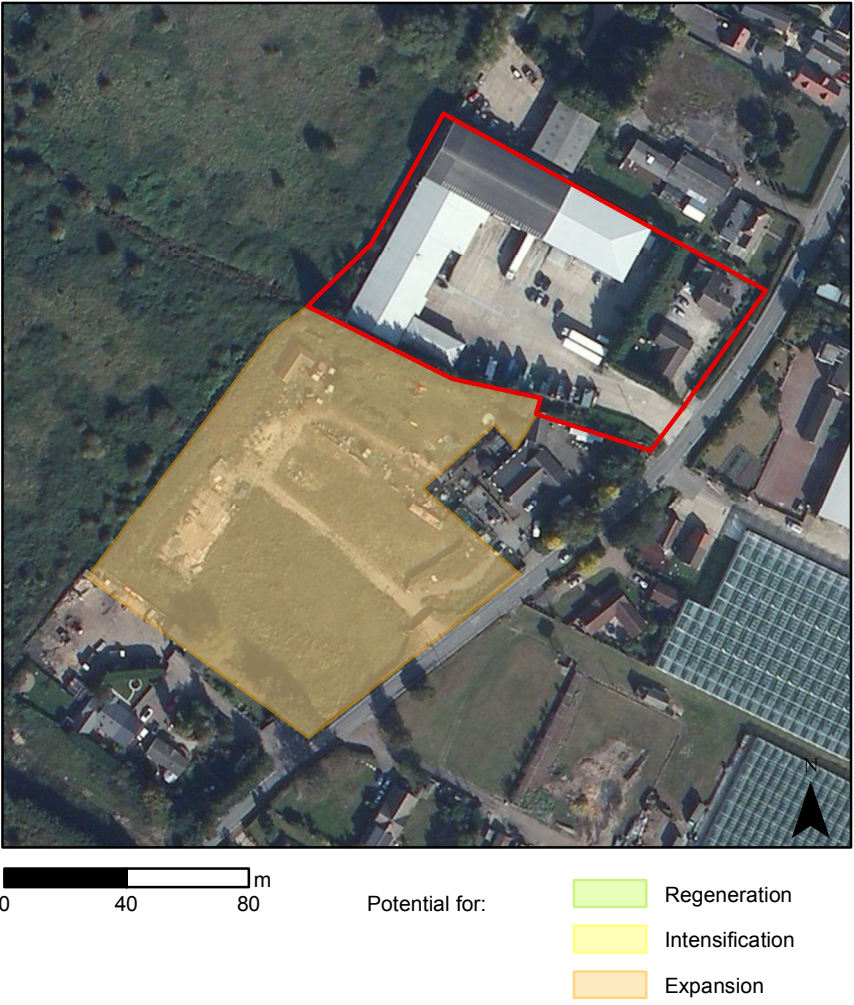
Epping Forest District Employment Land Supply Assessment

Drawing Status	Date
Issue	June 2017
Drawing No	Issue
ELR-0099	P1

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Existing Site Appraisal

Total number of employment premises:

1

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	2,857	100	0	0
Total	2,857			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Existing access off Sedge Green Road.

Adjacent land uses:

Agricultural including glasshouses

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B8	1.12	4,480
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
1.74		Historic	N/A	Majority of Employment Land Review (2010) site included areas of land in residential use. Site boundary amended to reflect area in B Use Class use.



Employment Land Supply Assessment 2017

Site reference:

ELR-0100

Alternative site reference(s):

None

Parish:

Nazeing

Size (ha):

0.85

Address:

Stoneshot Farm, Hoe Lane, Nazeing

Site description:

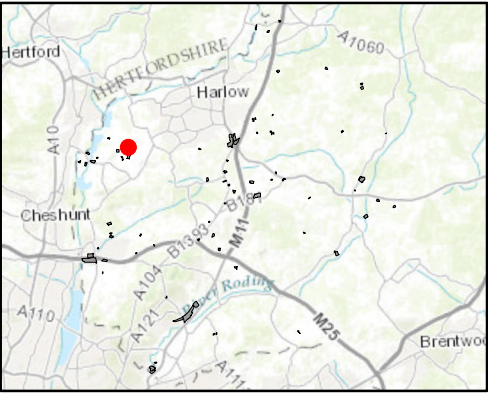
The site is developed. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing vacant employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

ELR-0100

P1

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Existing Site Appraisal

Total number of employment premises: 4

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	0	0	0	0
Total	0			

Vacant employment floorspace (sqm): 3,375

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Hoe Lane.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/0131/16	Certificate of Lawful Development for proposed extension to warehouse.	Implemented
CLD/EPF/0296	Certificate of Lawful Development for proposed extension to warehouse.	Implemented
EPF/0259/16	Demolition of existing industrial buildings, vacant stabling and 5 bed apartment and construction of 8. no. detached family houses and 10 no. 'affordable houses' with associated off-street parking, private gardens and landscaping.	Unknown: unable to access site

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
0.85	3,375	Future	B1	Implementation of planning permission EPF/0259/16. (Approved on 14/02/2017)

Employment Land Supply Assessment 2017

Site reference:

ELR-0104a

Alternative site reference(s):

None

Parish:

Chigwell

Size (ha):

0.63

Address:

Taylor's Farm, Gravel Lane, IG7 6DQ

Site description:

The site is developed. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.

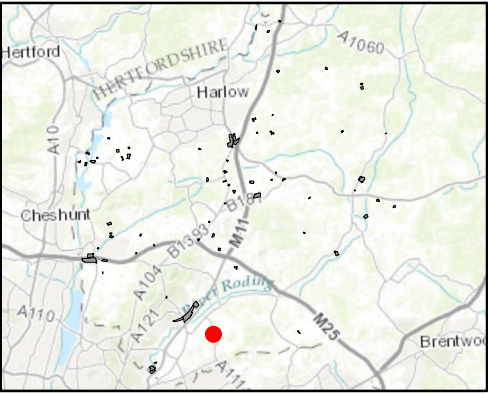
Non B class uses include a fitness nutrition retail unit.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing mixed use site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

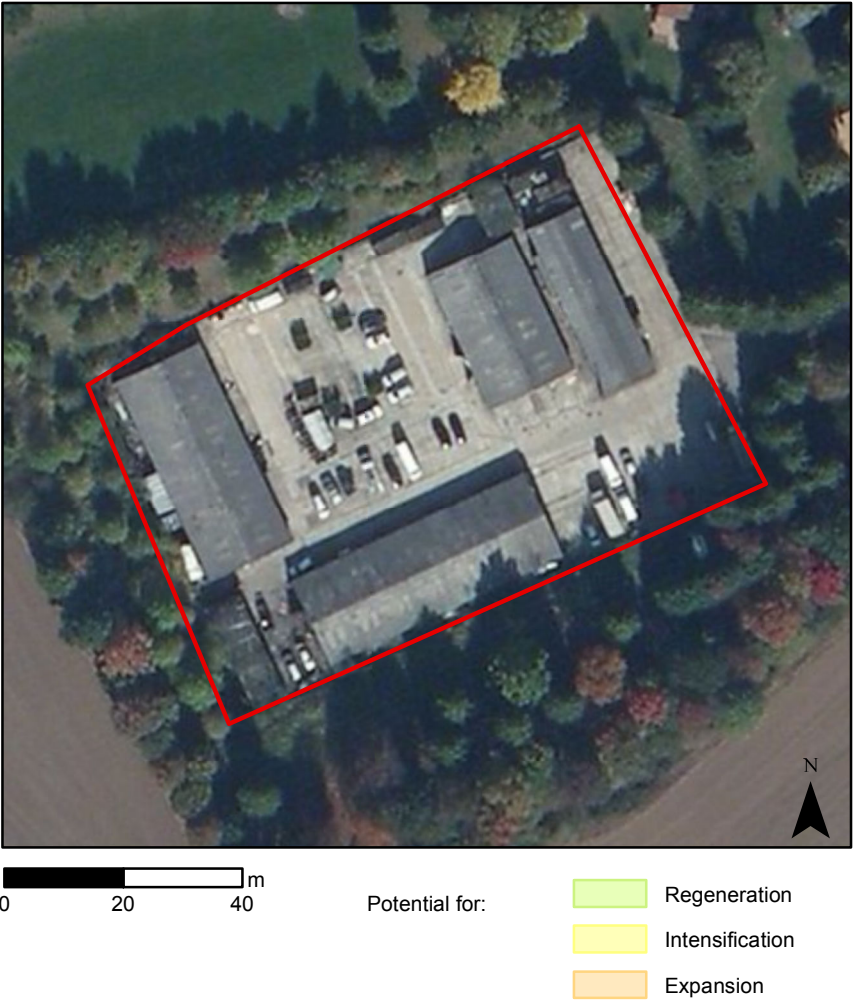
ELR-0104a

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Existing Site Appraisal

Total number of employment premises: 3

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	1,586	0	100	0
B8	0	0	0	0
Total	1,586			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Gravel Lane.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
CLD/EPF/1524/13	Certificate of lawful development for existing use as motorcycle servicing and repairs, MOT's and spares	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
6.7		Historic	N/A	Majority of Employment Land Review (2010) site included areas of residential development and agricultural land. Site boundary amended to reflect area in B Use Class use.



Employment Land Supply Assessment 2017

Site reference:

ELR-0104b

Alternative site reference(s):

None

Parish:

Chigwell

Size (ha):

0.34

Address:

Brookside Garage, Gravel Lane, IG7 6DQ

Site description:

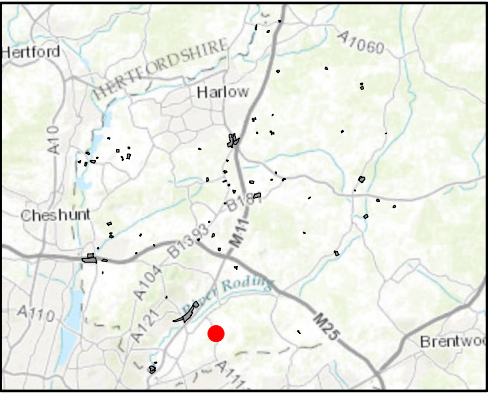
The site is developed. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

ELR-0104b

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Existing Site Appraisal

Total number of employment premises: 1

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	321	0	100	0
B8	2,661	0	0	100
Total	2,982			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site: Suitable access to the site already exists.  
Existing access off Gravel Lane.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

EMP-0002a

Alternative site reference(s):

EMP-0001, ELR-0004, SR-0280

Parish:

Loughton

Size (ha):

6.1

Address:

Oakwood Hill, Loughton, IG10 3DQ

Site description:

The site is developed. The site contains areas of rubble, hardstanding or other manmade material. There are railway line(s) immediately adjacent to the site.

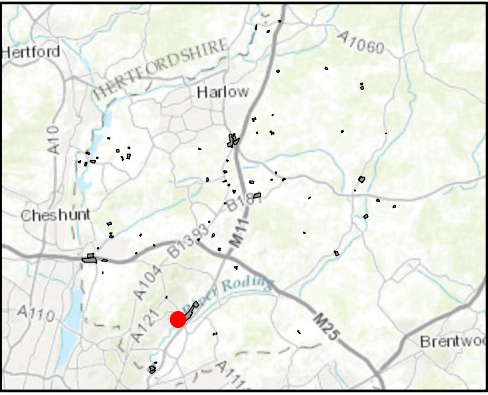
Non B class uses include personal training centre, sound recording studio, trampolining and gymnastics centre and East 15 Acting School.

Status of site in Local Plan:

Employment site allocation

Status of employment use:

Existing mixed use site



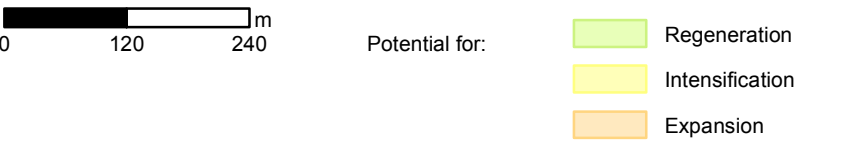
Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Employment Land Supply Assessment**

Drawing Status	Date
<b>Issue</b>	<b>June 2017</b>
Drawing No	Issue
<b>EMP-0002a</b>	<b>P1</b>

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Existing Site Appraisal

Total number of employment premises:

24

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	10,534	99	1	0
B1 b)	0	0	0	0
B1 c)	2,811	90	10	0
B2	2,089	72	28	0
B8	11,851	79	21	0
Total	27,285			

Vacant employment floorspace (sqm):

777

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.

Existing access off Oakwood Hill.

Adjacent land uses:

Residential; general industry

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/3244/16	Change of use of business container units from business use (Use Class B1a) to mixed uses comprising retail (Use Class A1); financial and professional services (Use Class A2); restaurants/cafes (Use Class A3); takeaways (Use Class A5)	Implementation in progress
EPF/2197/15	Installation of two storey business units (Use Class B1a); part single and part two storey cafe (Use Class A3); forming a business incubator development of 34 units based on reconditioned shipping containers.	Implementation in progress
EPF/0439/14	Erection of a new MOT workshop, grounds maintenance workshop with office facilities, glasshouses and associated parking, storage areas and fencing. (Revised application to EPF/0063/13)	Permission partially implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

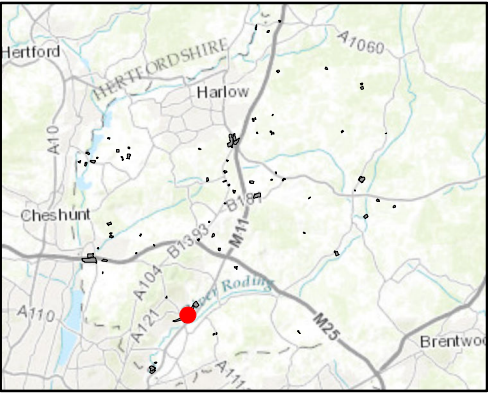
Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
0.2	300	Future	B1(a)	Commenced implementation of planning permission EPF/3244/16. (Approved on 10/02/2017)



Employment Land Supply Assessment 2017

Site reference:	EMP-0002b
Alternative site reference(s):	ELR-0004, SR-0279, SR-0355, EMP-0004
Parish:	Loughton
Size (ha):	27.1
Address:	Langston Road Industrial Estate, Loughton, IG10 3DQ
Site description:	<p>The site is developed. The site contains areas of rubble, hardstanding or other manmade material. There are railway line(s) immediately adjacent to the site.</p> <p>Non B class uses include personal training centre, gym, salon wholesale, martial arts, Wickes.</p>
Status of site in Local Plan:	Employment site allocation
Status of employment use:	Existing mixed use site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

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June 2017

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EMP-0002b

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0210420m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises: 29

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	77,400	33	67	0
B1 b)	0	0	0	0
B1 c)	98,980	95	5	0
B2	9,196	64	36	0
B8	25,173	27	73	0
Total	210,749			

Vacant employment floorspace (sqm): 6,083

Derelict employment land (ha): 0.79

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Chigwell Lane.

Adjacent land uses: General industry; M11 motorway

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/3409/16	Prior approval for proposed change of use of a building from office use (Use Class B1) to dwelling house (Use Class C3)	Not implemented
EPF/3266/15	Demolition of 3 buildings, replaced with new car storage and repair facility complete with MOT facility.	Implementation in progress
EPF/0294/15	Reserved matters application for the redevelopment of site for retail park with associated landscaping, car parking, ground remodelling works, retaining wall structures and two accesses off Langston Road. EPF/2580/10.	Implementation in progress
EPF/2738/15	Provision of 998 square metres of B1(a) floorspace at first floor within existing building with associated external alterations, along with an extension to provide an additional level of parking to provide 79 parking spaces and 8 PTW spaces	Unknown
EPF/1238/15	Demolition of existing pitched roofs; replacement with new flat roof; provision of 56 car parking spaces on new flat roof; mezzanine floor to provide 1,104sqm of B1a office floorspace at first floor level above existing warehouse space	Unknown: limited site access
EPF/2580/10	Outline application for the redevelopment of site for retail park with associated landscaping, car parking, ground remodelling works, retaining wall structures and two accesses off Langston Road.	Implementation in progress

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B1a/b	N/A	4,740
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B8	5.01	20,040
Secondary	B1a/b	5.01	30,060

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
N/A	6,194	Future	B1(a)	Implementation of prior approval EPF/3409/16. (Approved on 17/02/2017)

Employment Land Supply Assessment 2017

Site reference:

EMP-0003

Alternative site reference(s):

ELR-0005

Parish:

Loughton

Size (ha):

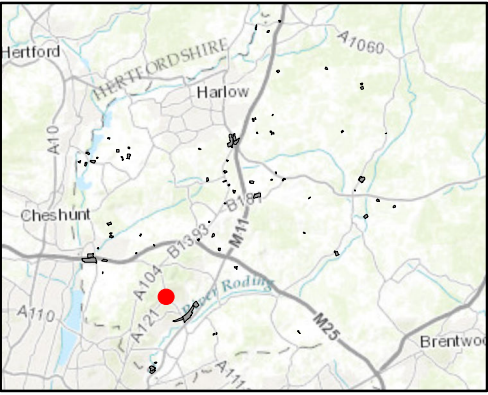
0.62

Address:

Buckingham Court, Rectory Lane, Loughton, IG10 2QZ

Site description:

This site is developed. Some or all of the site is bounded by development. There are road(s) immediately adjacent to the site.



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

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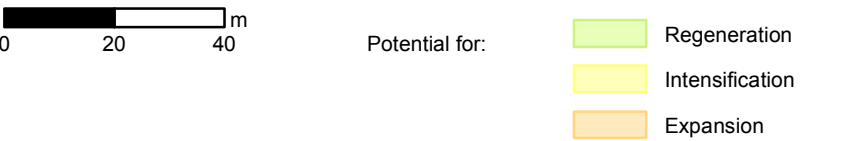
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Existing Site Appraisal

Total number of employment premises:

5

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	2,869	100	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	1,535	100	0	0
B8	0	0	0	0
Total	4,404			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Existing access off Rectory Lane.

Adjacent land uses:

Residential; retail

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

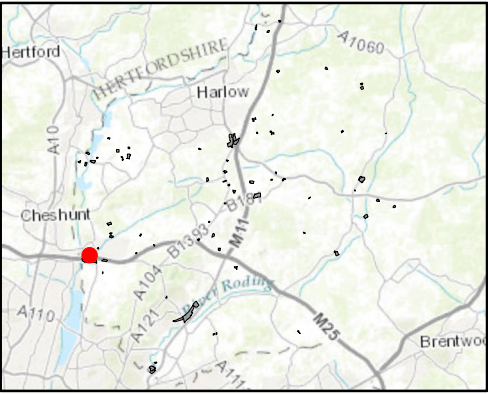
Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:	EMP-0005
Alternative site reference(s):	ELR-0008, SR-0382
Parish:	Waltham Abbey
Size (ha):	8.64
Address:	Cartersfield Road/Brooker Road, Waltham Abbey, EN9 1J
Site description:	The site is developed. The site contains areas of rubble, hardstanding or other manmade material. There are road(s) immediately adjacent to the site.
Status of site in Local Plan:	Employment site allocation
Status of employment use:	Existing employment site



Client

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Job Title

Epping Forest District Employment Land Supply Assessment

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Date

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075150m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises:	33
--------------------------------------	----

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	16,425	96	4	0
B1 b)	0	0	0	0
B1 c)	10,664	65	35	0
B2	4,816	46	54	0
B8	22,513	56	37	7
Total	54,418			

Vacant employment floorspace (sqm):	0
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Derelict employment land (ha):	0
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Underutilised land not in employment use (ha):	0
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Access to site:	Suitable access to the site already exists. Existing access off Sewardstone Road.
-----------------	--

Adjacent land uses:	Residential
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Is existing employment use compatible with neighbouring uses?:	Yes
--	-----

Height of surrounding built form:	2 storey
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Relevant approved planning applications

Application	Description of development	Implementation
EPF/2301/16	Change of use of part of building from B1/B2/B8 to use as D2 (gymnasium)	Implemented
EPF/0020/13	Application to change use from Car Valeting (B1) to Car Wash. (Sui Generis)	Implemented
EPF/1107/11	Erection of four (208sqm footprint) industrial units, including sufficient parking and turning area.	Implemented
EPF/2271/10	Change of use to vehicle hire (sui generis use), with wash-bay canopy.	Implemented
EPF/1893/10	Change of use of unit to retail with warehouse and trade counter.	Implemented
EPF/2176/09	Change of use of unit from B1/2 (offices/light industry) to D2 (assembly and leisure) use with variation of condition 2 ' hours of opening' to planning permission EPF/1708/09.	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

EMP-0007

Alternative site reference(s):

ELR-0014

Parish:

Nazeing

Size (ha):

2.13

Address:

Nazeing Bridge Works / Glassworks, Nazeing New Road, Broxbourne, EN10 6SY

Site description:

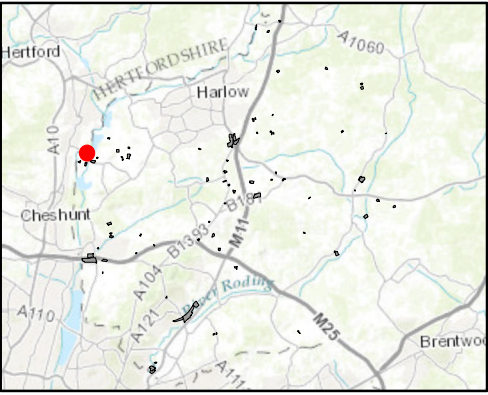
The site is a broadly even split between open and developed. The site contains grassed areas. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Employment site allocation

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

EMP-0007

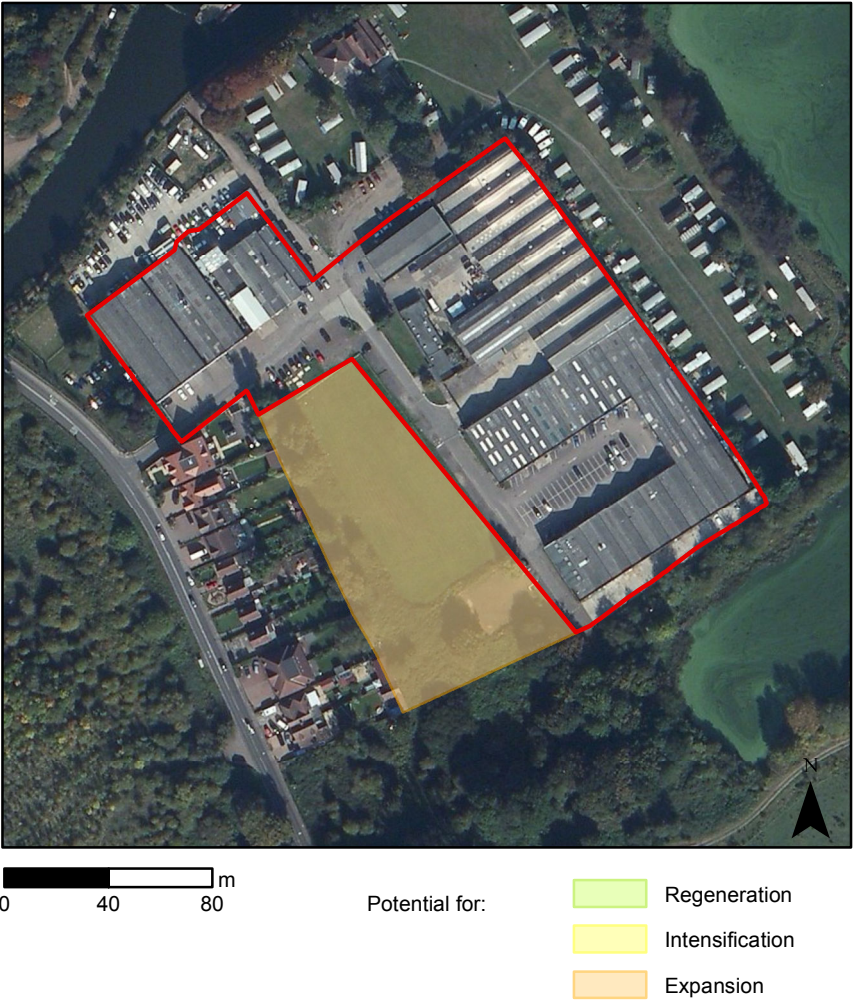
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Existing Site Appraisal

Total number of employment premises: 4

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	2,636	0	88	12
B1 b)	0	0	0	0
B1 c)	684	0	100	0
B2	6,528	41	59	0
B8	330	0	100	0
Total	10,178			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Nazeing New Road.

Adjacent land uses: Residential; recreation and leisure

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/1622/09	Change of use of part of main factory (B2) to Gymnasium (D2).	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B1a/b	0.75	4,500
Secondary	B1c/B2	0.75	3,000

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
0.74		Historic	N/A	Part of existing Local Plan allocation included open green space. Site boundary amended to reflect area in B Use Class use.



Employment Land Supply Assessment 2017

Site reference:

EMP-0009

Alternative site reference(s):

ELR-0040

Parish:

Nazeing

Size (ha):

3.85

Address:

Hillgrove Business Park, Nazeing Road, Nazeing, EN9 2HB

Site description:

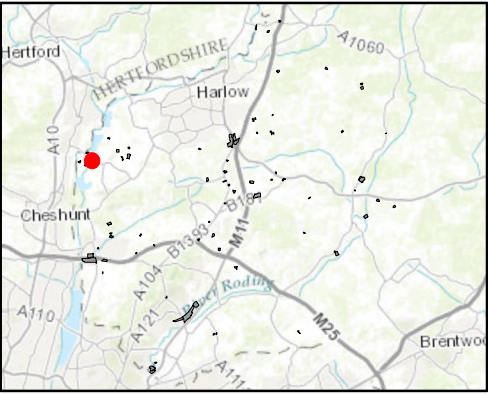
The site is developed. Some or all of the site is bounded by development. There are road(s) immediately adjacent to the site. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Employment site allocation

Status of employment use:

Existing employment site



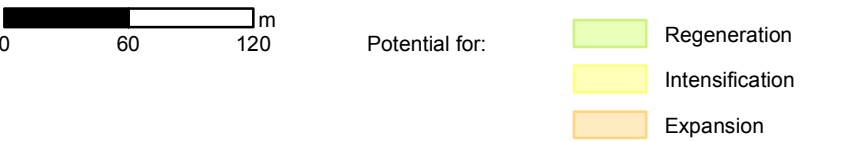
Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Employment Land Supply Assessment**

Drawing Status	Date
<b>Issue</b>	<b>June 2017</b>
Drawing No	Issue
<b>EMP-0009</b>	<b>P1</b>

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Existing Site Appraisal

Total number of employment premises: 7

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	1,442	100	0	0
B1 b)	0	0	0	0
B1 c)	1,348	100	0	0
B2	429	100	0	0
B8	14,357	100	0	0
Total	17,576			

Vacant employment floorspace (sqm):

265

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site: Suitable access to the site already exists.  
Existing access off Nazeing Road.

Adjacent land uses: Residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: Single storey and 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/2985/16	Change of use of offices to form 10 residential apartments.	Implementation in progress
EPF/1652/15	Change of from class B1 Business to class D2 Assembly & Leisure (fitness studio).	Implemented
EPF/1732/14	Prior notification of change of use of B1 (offices) to C3 (residential).	Superseded by EPF/2985/16

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
N/A	342	Historic	B1(a)	Commenced implementation of planning permission EPF/2985/16. (Approved on 17/01/2017)

Employment Land Supply Assessment 2017

Site reference:

EMP-0011

Alternative site reference(s):

ELR-0012

Parish:

Epping

Size (ha):

0.5

Address:

Falconry Court, Bakers Lane, Epping, CM16 5BD

Site description:

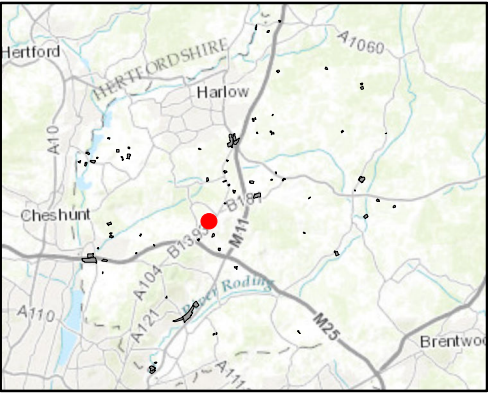
The site is developed. Some or all of the site is bounded by development. There are road(s) immediately adjacent to the site. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Employment site allocation

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

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June 2017

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EMP-0011

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Existing Site Appraisal

Total number of employment premises: 1

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	4,818	100	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	0	0	0	0
Total	4,818			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site: Suitable access to the site already exists.  
Existing access off Cottis Lane.

Adjacent land uses: Retail; offices

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 3/4 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

EMP-0013

Alternative site reference(s):

ELR-0010, SR-0278

Parish:

Epping

Size (ha):

2.14

Address:

Bower Hill Industrial Estate, Epping, CM16 7BN

Site description:

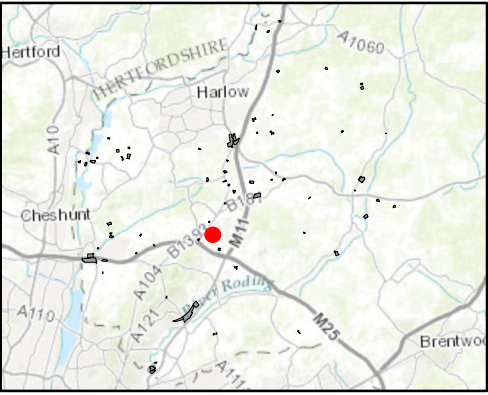
The site is developed. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding. There are railway/underground line(s) immediately adjacent to the site.

Status of site in Local Plan:

Employment site allocation

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

EMP-0013

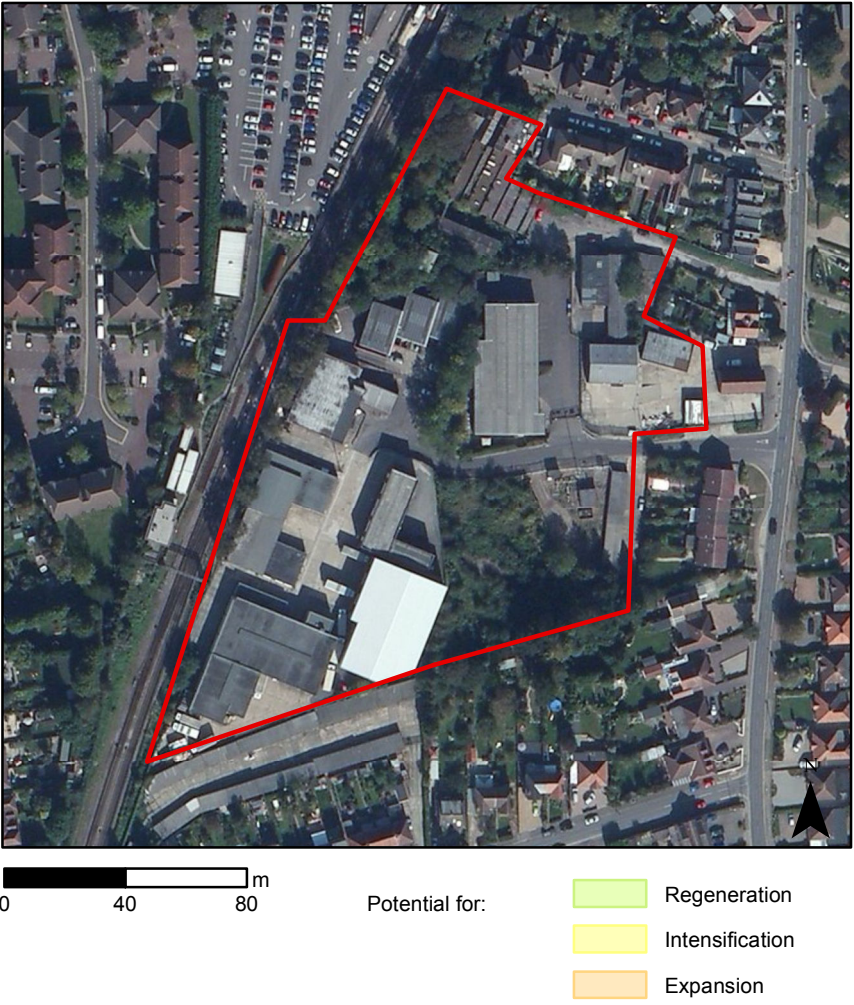
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Existing Site Appraisal

Total number of employment premises: 10

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	950	0	100	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	3,442	13	87	0
B8	3,688	72	28	0
Total	8,080			

Vacant employment floorspace (sqm): 1,874

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access via Bower Terrace off Bower Hill.

Adjacent land uses: Residential; vacant/derelict land

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/1391/12	Change of use of part of a farm suppliers yard into a manual car/vehicle valet wash facility. (Revised application)	Implemented
EPF/1050/12	Change of use from B2 to a mixed use of A1 retail and B2.	Implemented
EPF/2432/12	B1,B2 and B8 use with ancillary office use to first floor of Building A. B1, B2 and B8 use of Building B. Demolition of part Building C and change of use from B8 to D1 or D2 and associated external works.	Implemented
EPF/1580/11	Certificate of lawful development for existing uses of block A, B, and C as B8 use with ancillary office use to first floor of Block A.	Implemented
EPF/1806/10	Change of use and subdivision of buildings A, B and C to 12 B1 (Office), B2 (General Industry) and B8 (Storage) units and material changes to elevations.	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
0.37	1,874	Future	B1(a)	Draft residential allocation SR-0587.
0.08		Historic	B1(a)	Part of the site has been redeveloped for residential use.

Employment Land Supply Assessment 2017

Site reference:

EMP-0014

Alternative site reference(s):

ELR-0003

Parish:

North Weald Bassett

Size (ha):

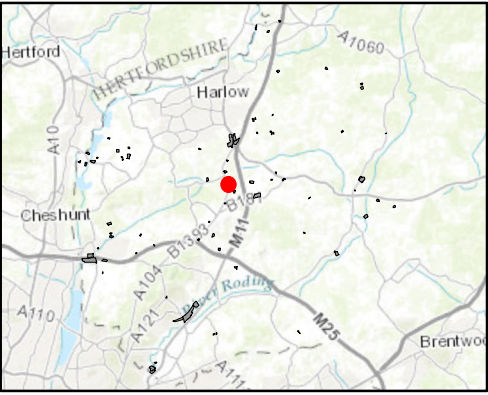
1.09

Address:

Weald Hall Lane Industrial Area, Thornwood, Epping, CM16 6NB

Site description:

The site is developed. There are road(s) immediately adjacent to the site.



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Status of site in Local Plan:

Employment site allocation

Status of employment use:

Existing employment site

Existing Site Appraisal

Total number of employment premises: 5

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	1,058	100	0	0
B2	2,899	54	46	0
B8	0	0	0	0
Total	3,957			

Vacant employment floorspace (sqm): 647

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site:

Suitable access to the site already exists.  
Existing access off Weald Hall Lane.

Adjacent land uses:

Residential; recreation and leisure

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/0954/14	Proposed single storey rear extension for storage purposes in connection with the existing premises.	Unknown: limited site access

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

EMP-0017

Alternative site reference(s):

ELR-0048

Parish:

Sheering

Size (ha):

2.08

Address:

The Maltings, Station Road, Sawbridgeworth, CM21 9JX

Site description:

The site is developed. There are road(s) immediately adjacent to the site.

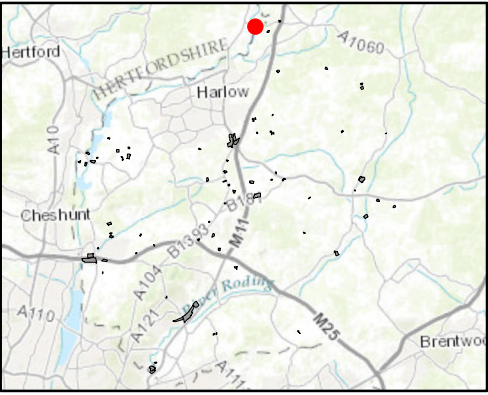
Non B class uses include antiques shops and restaurant/takeaways.

Status of site in Local Plan:

Employment site allocation

Status of employment use:

Existing mixed use site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

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Issue

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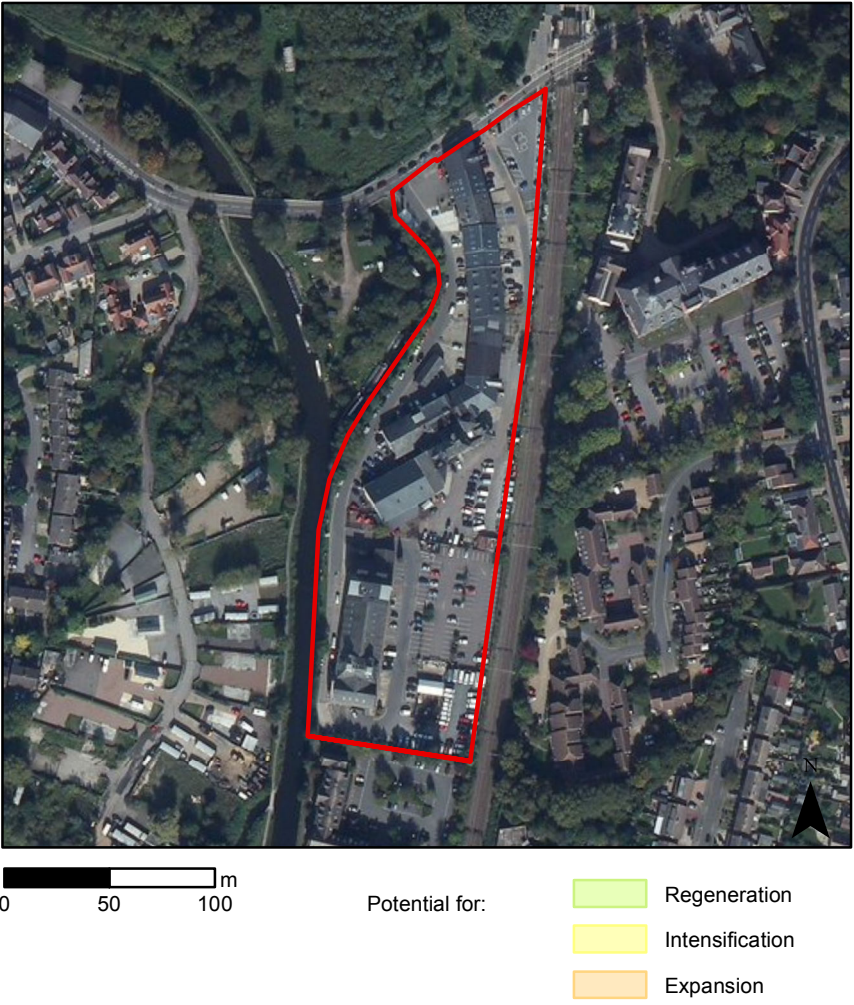
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Existing Site Appraisal

Total number of employment premises: 2

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	7,931	100	0	0
B1 b)	0	0	0	0
B1 c)	687	100	0	0
B2	972	100	0	0
B8	0	0	0	0
Total	9,590			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Station Road.

Adjacent land uses: Transport; retail

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey and 3/4 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/1400/16	Erection of B1 business use building	Not implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

EMP-0019

Alternative site reference(s):

ELR-0002, SR-0275

Parish:

North Weald Bassett

Size (ha):

1.1

Address:

Tylers Green Industrial Area, High Road, North Weald, CM16 6EG

Site description:

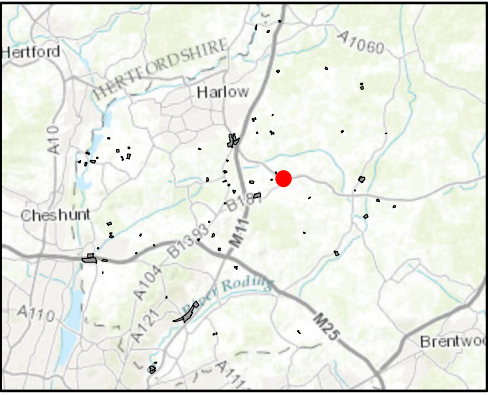
The site is developed. There are road(s) immediately adjacent to the site. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Employment site allocation

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

EMP-0019

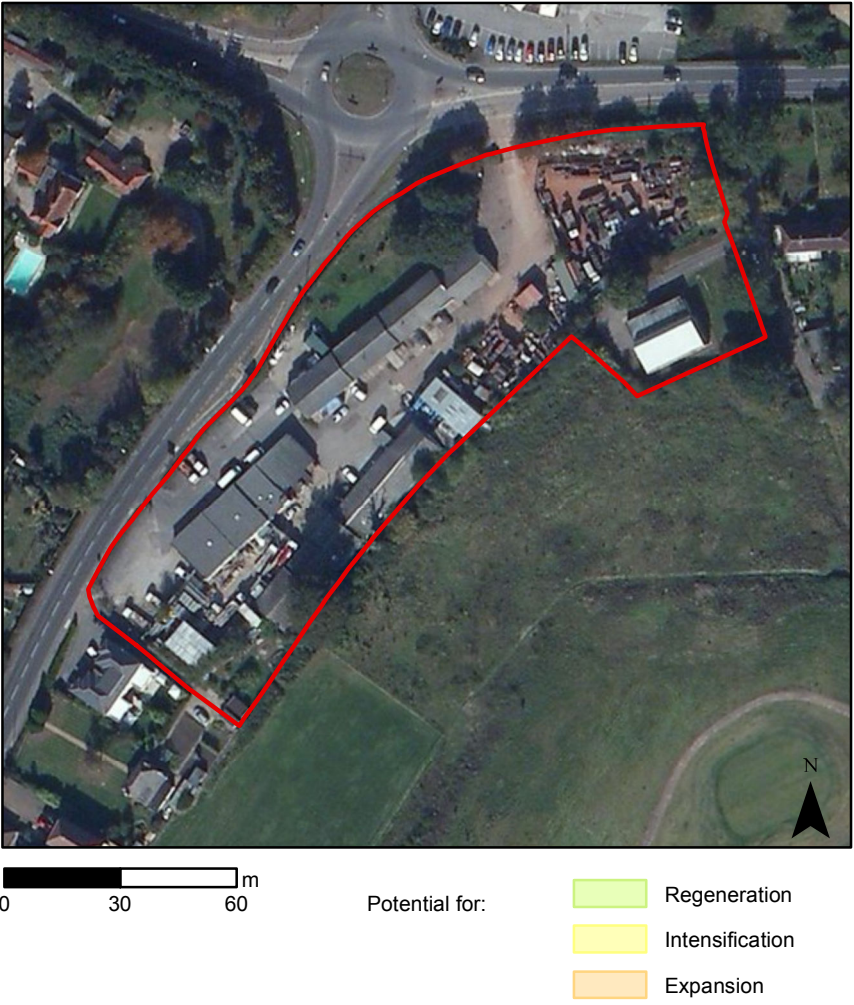
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Existing Site Appraisal

Total number of employment premises: 5

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	462	0	100	0
B1 b)	0	0	0	0
B1 c)	211	0	0	100
B2	899	0	100	0
B8	4,436	0	100	0
Total	6,008			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off A414 High Road and B181 High Road.

Adjacent land uses: Agricultural; retail

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: Single storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

EMP-0020

Alternative site reference(s):

ELR-0013

Parish:

Fyfield

Size (ha):

0.21

Address:

Doe's, Dunmow Road, Fyfield, CM5 0NS

Site description:

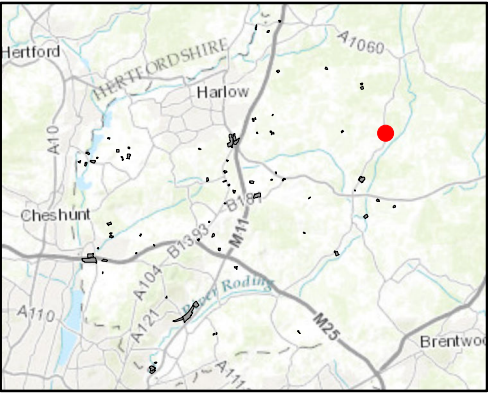
The site is largely developed, although there are some open areas. The site contains grassed areas. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Employment site allocation

Status of employment use:

Existing employment site



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Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

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Date

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June 2017

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EMP-0020

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Existing Site Appraisal

Total number of employment premises: 1

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	2,066	100	0	0
Total	2,066			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Existing access off Dunmow Road via access to Ernest Doe Motors .

Adjacent land uses:

Retail; agricultural; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
0.92		Historic	N/A	Majority of existing Local Plan allocation has been redeveloped for residential use. Site boundary amended to reflect area in B Use Class use.

Employment Land Supply Assessment 2017

Site reference:

EMP-0021

Alternative site reference(s):

ELR-0020

Parish:

Waltham Abbey

Size (ha):

23.12

Address:

Meridian Business Park & Sainsbury's Distribution Centre, Waltham Abbey, EN9 3BZ

Site description:

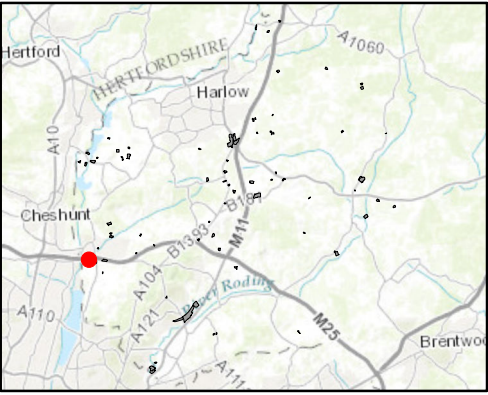
The site is developed. There are road(s) immediately adjacent to the site. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Employment site allocation

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

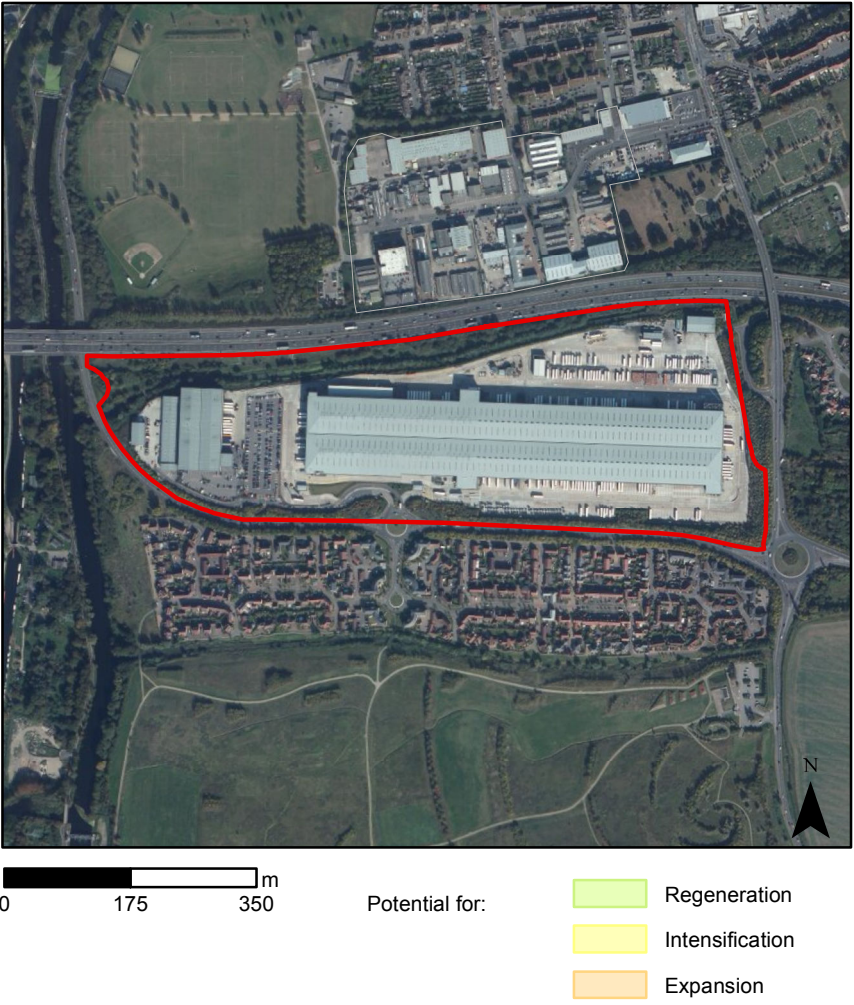
EMP-0021

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Existing Site Appraisal

Total number of employment premises: 3

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	74,056	100	0	0
Total	74,056			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site: Suitable access to the site already exists.  
Existing access off A121 Meridian Way.

Adjacent land uses: Residential; recreation and leisure

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey and 3/4 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
1.22		Historic	N/A	Majority of existing Local Plan allocation has been developed for residential use or a country park. Site boundary amended to reflect area in B Use Class use.



Employment Land Supply Assessment 2017

Site reference:

SR-0006

Alternative site reference(s):

None

Parish:

North Weald Bassett

Size (ha):

0.91

Address:

Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF

Site description:

The site is a broadly even split between open and developed. The site contains grassed areas. The site contains areas of rubble, hardstanding or other manmade material.

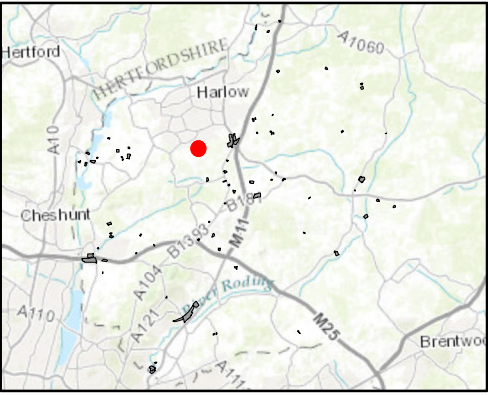
Non B class uses include residential.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing mixed use site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

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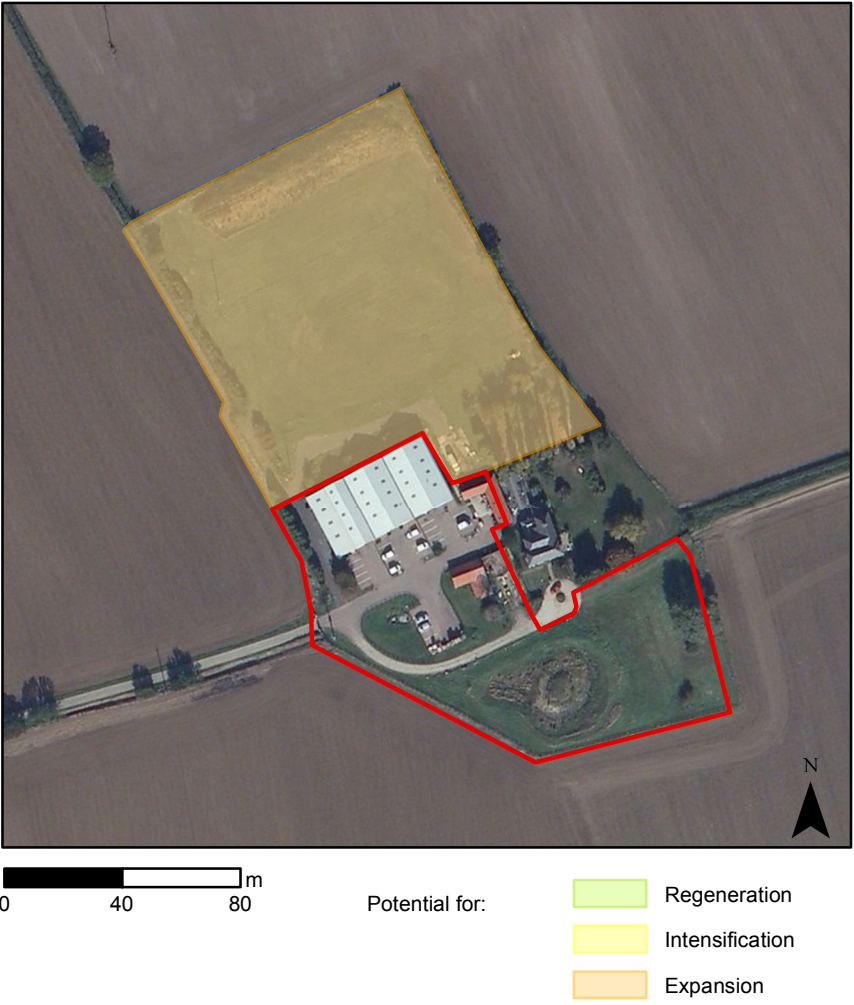
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Existing Site Appraisal

Total number of employment premises: 3

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	313	100	0	0
B8	1,577	100	0	0
Total	1,890			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site: Suitable access to the site already exists.  
Existing access off Rye Hill Road via private road .

Adjacent land uses: Agricultural

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: Surrounded by open land which is undeveloped.

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B8	1.24	4,960
Secondary	B1c/B2	1.24	4,960

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

SR-0151

Alternative site reference(s):

None

Parish:

Nazeing

Size (ha):

2.88

Address:

Land at Birchwood Industrial Estate, Hoe Lane, Nazeing, EN9 2RJ

Site description:

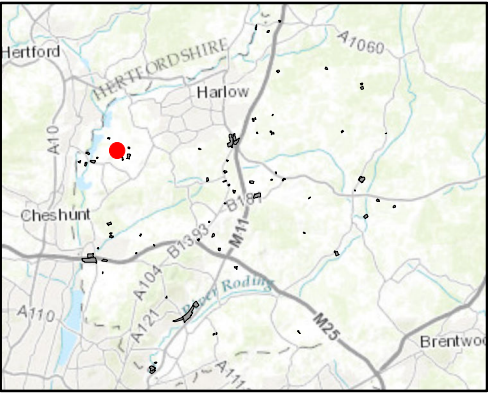
The site is developed. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

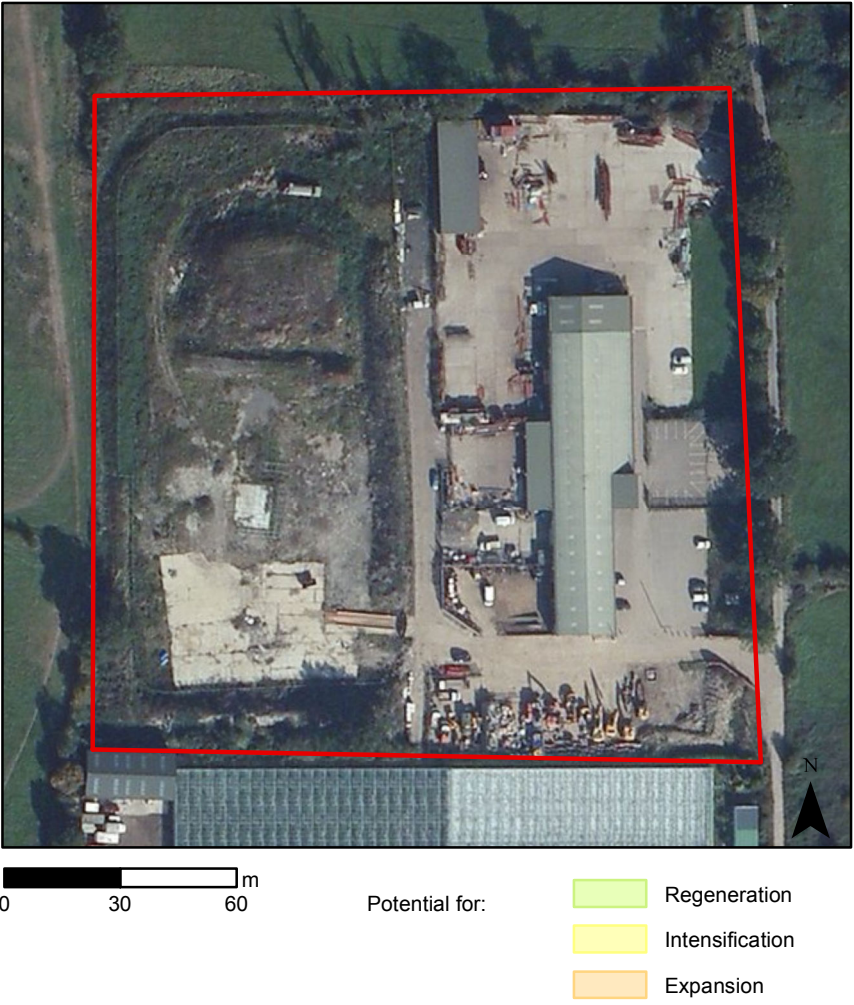
SR-0151

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Existing Site Appraisal

Total number of employment premises: 2

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	3,746	100	0	0
B8	17,265	0	0	100
Total	21,011			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Hoe Lane via private road.

Adjacent land uses: Agricultural including glasshouses

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: Single storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

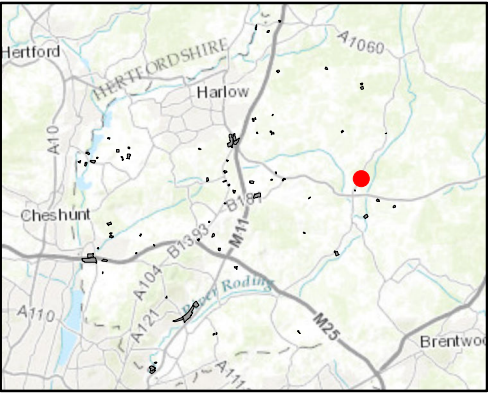
Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:	SR-0173
Alternative site reference(s):	ELR-0078
Parish:	Ongar
Size (ha):	9.47
Address:	Fyfield Research and Business Park, Fyfield Road, Chipping Ongar, CM5 0GZ
Site description:	<p>The site is a broadly even split between open and developed. The site contains grassed areas. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.</p> <p>Non B class uses include takeaway and childcare centre.</p>
Status of site in Local Plan:	Unallocated employment site
Status of employment use:	Existing mixed use site



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Employment Land Supply Assessment**

Drawing Status	Date
<b>Issue</b>	<b>June 2017</b>
Drawing No	Issue
<b>SR-0173</b>	<b>P1</b>

Epping Forest District Council  
www.eppingforestcouncil.gov.uk

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075150m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises: 9

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	5,916	100	0	0
B1 b)	478	0	36	64
B1 c)	0	0	0	0
B2	0	0	0	0
B8	1,089	100	0	0
Total	7,483			

Vacant employment floorspace (sqm):	6,204
Derelict employment land (ha):	0.59
Underutilised land not in employment use (ha):	0

Access to site: Suitable access to the site already exists.  
Existing access off Ongar Road.

Adjacent land uses: Agricultural

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: Single storey and 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/2457/16	Application for approval of reserved matters (Appearance) following outline approval EPF/3006/14	Not implemented
EPF/3006/14	Outline planning permission for mixed use redevelopment comprising the retention of part of existing business park and community facilities, provision of new car parking to serve retained uses, extension to existing cafe to provide 140m2 new retail space	Not implemented
EPF/0920/14	Prior notification of change of use of building from use for purposes within Use Class B1 (a) (offices) to use for purposes within Use Class C3 (dwelling houses).	Not implemented
EPF/0919/14	Prior notification of change of use of building from use for purposes within Use Class B1 (a) (offices) to use for purposes within Use Class C3 (dwelling houses).	Not implemented
EPF/0918/14	Prior notification of change of use of building from use for purposes within Use Class B1 (a) (offices) to use for purposes within Use Class C3 (dwelling houses).	Not implemented
EPF/0917/14	Prior notification of change of use of building from use for purposes within Use Class B1 (a) (offices) to use for purposes within Use Class C3 (dwelling houses).	Not implemented
EPF/0916/14	Prior notification of change of use of building from use for purposes within Use Class B1 (a) (offices) to use for purposes within Use Class C3 (dwelling houses).	Not implemented
EPF/1489/10	Erection of a single storey office building and associated two storey prototype display house.	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
8.27		Future	B1	Implementation of reserved matters permission EPF/2457/16. (Approved on 21/12/2016)
N/A	2,750	Future	B1	Implementation of prior approval EPF/0920/14. (Approved on 01/07/2014)
N/A	870	Future	B1	Implementation of prior approval EPF/0919/14. (Approved on 01/07/2014)
N/A	736	Future	B1	Implementation of prior approval EPF/0918/14. (Approved on 01/07/2014)
N/A	140	Future	B1	Implementation of prior approval EPF/0917/14. (Approved on 01/07/2014)
N/A	450	Future	B2	Implementation of prior approval EPF/0916/14. (Approved on 01/07/2014)

Employment Land Supply Assessment 2017

Site reference:

SR-0211

Alternative site reference(s):

ELR-0079

Parish:

Stanford Rivers

Size (ha):

0.6

Address:

Stewarts Farm, School Road, Stanford Rivers, Ongar, Essex, CM5 9PT

Site description:

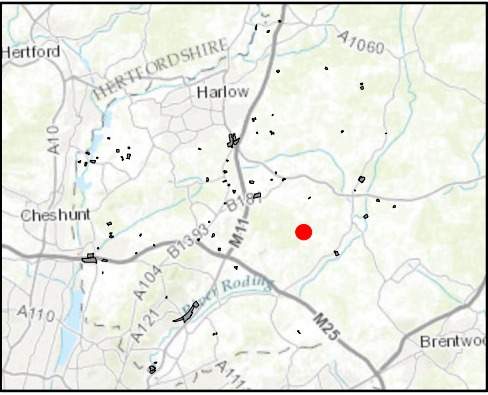
The site is largely developed, although there are some open areas. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

SR-0211

P1

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03060m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises:

5

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	79	0	100	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	530	100	0	0
B8	1,977	75	25	0
Total	2,585			

Vacant employment floorspace (sqm):

84

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Existing access off School Road.

Adjacent land uses:

Agricultural; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/1951/11	Change of use of premises for B1(a): Offices, B1(c): Industrial Purposes and B8: Storage with ancillary offices, parking and storage.	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B8	0.7	2,800
Secondary	B1c/B2	0.7	2,800

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

SR-0375

Alternative site reference(s):

None

Parish:

Waltham Abbey

Size (ha):

2.63

Address:

Galley Hill Road Industrial Estate, Waltham Abbey, EN9 2AG

Site description:

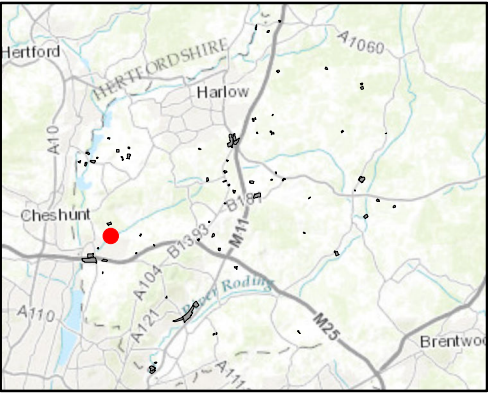
The site is a broadly even split between open and developed. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

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Drawing Status

Date

Issue

June 2017

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Issue

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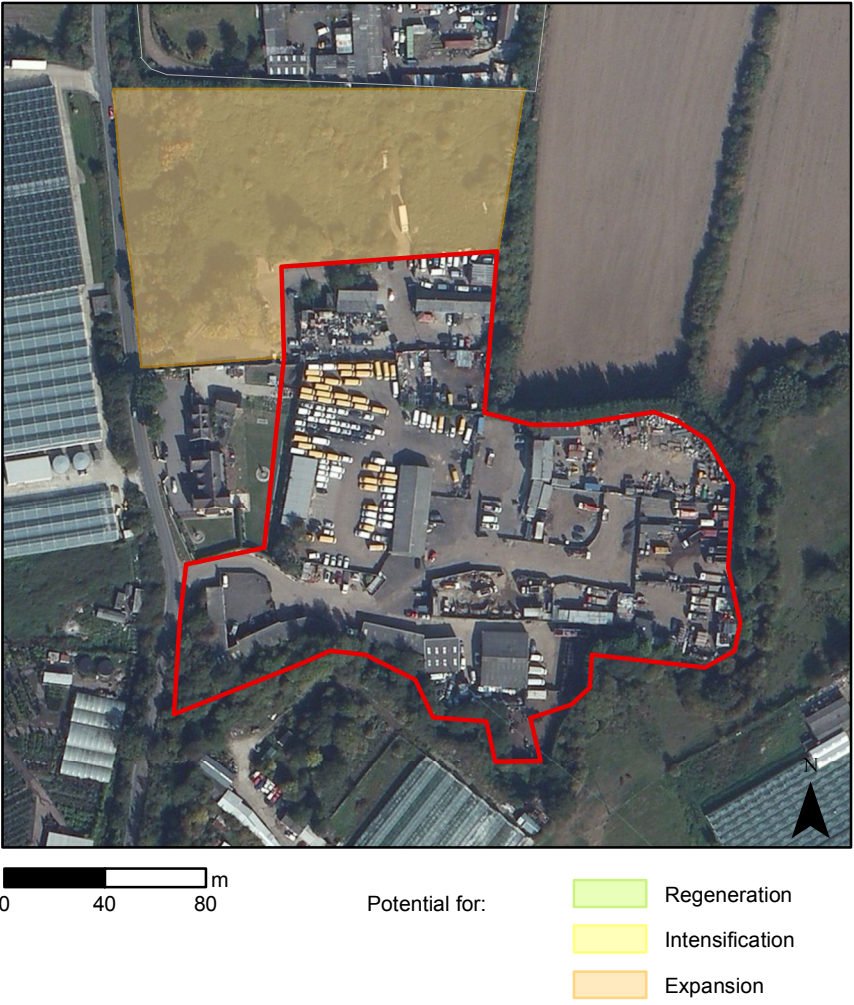
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Existing Site Appraisal

Total number of employment premises:

8

Access to site:

Access to the site exists but is currently limited/dangerous/potentially unacceptable and requires upgrade. Existing access off Galley Hill Road although Galley Hill Road may need upgrading (currently single lane in places).

Adjacent land uses:

Agricultural including glasshouses; residential

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	2,431	40	49	11
Total	2,431			

Relevant approved planning applications

Application	Description of development	Implementation
EPF/2043/16	Use of land for the storage and distribution of scaffolding equipment	Unknown: unable to access site
EPF/2416/15	Outline consent for the redevelopment of existing industrial estate to provide 2 replacement dwellings and 2 new dwellings	Not implemented
EPF/0700/13	Certificate of lawful development for existing use of former agricultural buildings for B1, B2 and B8 commercial uses.	Implemented

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B8	1.28	5,120
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

SR-0394

Alternative site reference(s):

None

Parish:

High Ongar

Size (ha):

2

Address:

Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL

Site description:

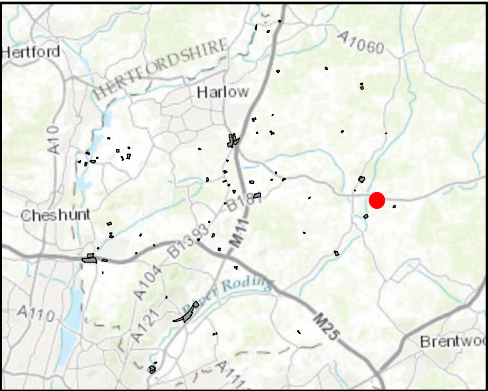
The site is largely open, although there is some existing development. The site contains grassed areas.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

SR-0394

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0140280

m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises: 7

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	249	100	0	0
B1 b)	0	0	0	0
B1 c)	312	100	0	0
B2	0	0	0	0
B8	5,039	100	0	0
Total	5,600			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off The Street.

Adjacent land uses: Agricultural; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/0145/11	Retrospective application for continued use of two former agricultural buildings for B1 Business use and B8 storage and distribution use.	Implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B8	12.37	49,480
Secondary	B1a/b	12.37	69,140

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

SR-0415

Alternative site reference(s):

None

Parish:

North Weald Bassett

Size (ha):

3.31

Address:

Weald Hall Farm and Commercial Centre, Canes Lane, Epping, CM16 6FJ

Site description:

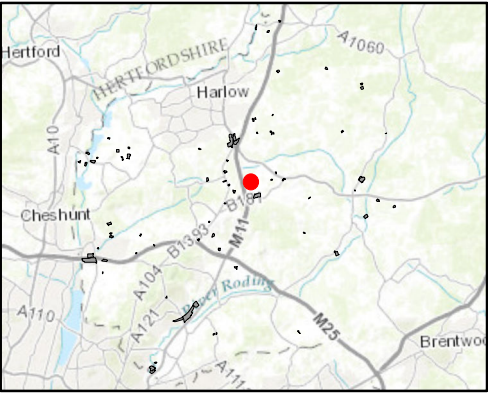
The site is developed.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

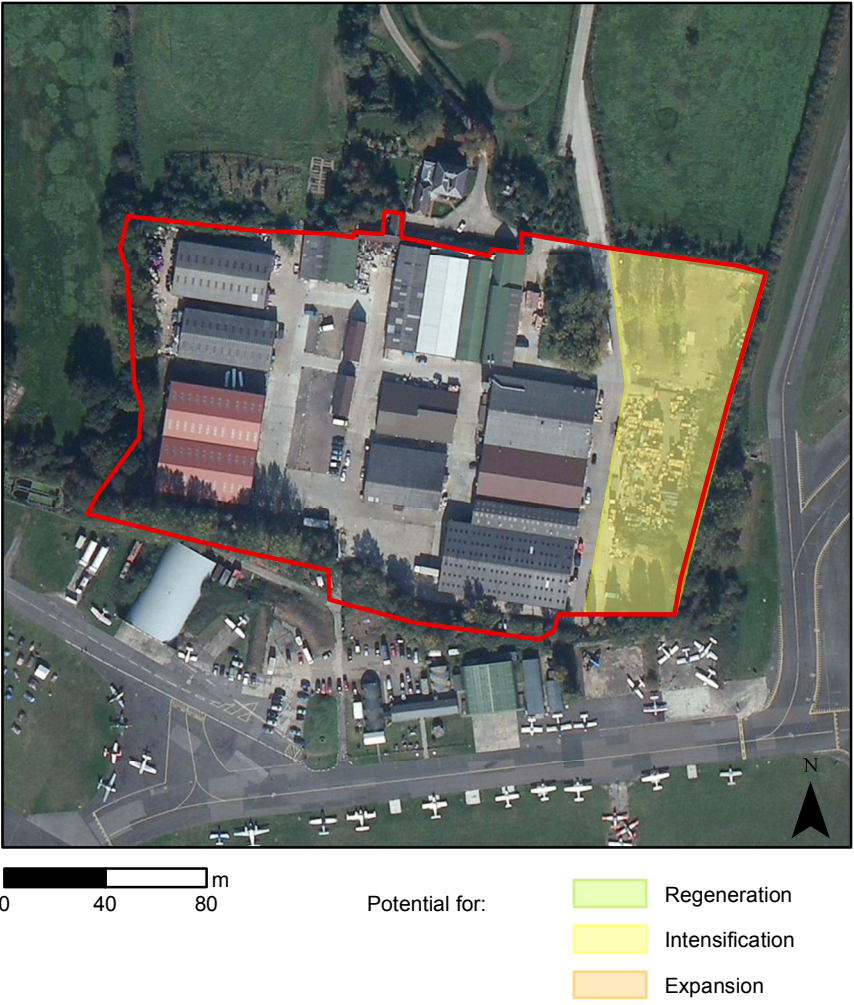
SR-0415

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Existing Site Appraisal

Total number of employment premises: 11

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	538	0	100	0
B2	0	0	0	0
B8	10,222	0	100	0
Total	10,760			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0.62

Access to site: Suitable access to the site already exists.  
Existing access off A414 Canes Lane via private road.

Adjacent land uses: Transport

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B8	0.62	2,480
Secondary	B1c/B2	0.62	2,480
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

SR-0863-N

Alternative site reference(s):

None

Parish:

Nazeing

Size (ha):

0.68

Address:

Millbrook Business Park, Nazeing, Waltham Abbey, EN9 2RJ

Site description:

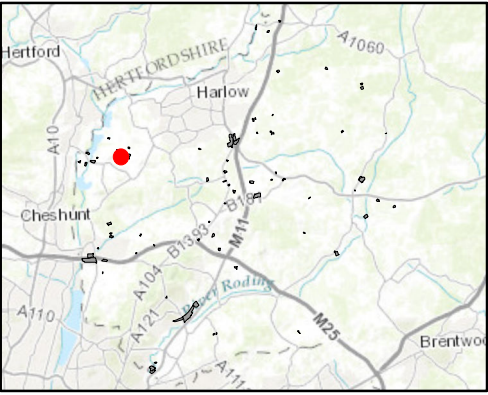
This site includes Nazeing Seedbed Centre. The site is developed. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

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Issue

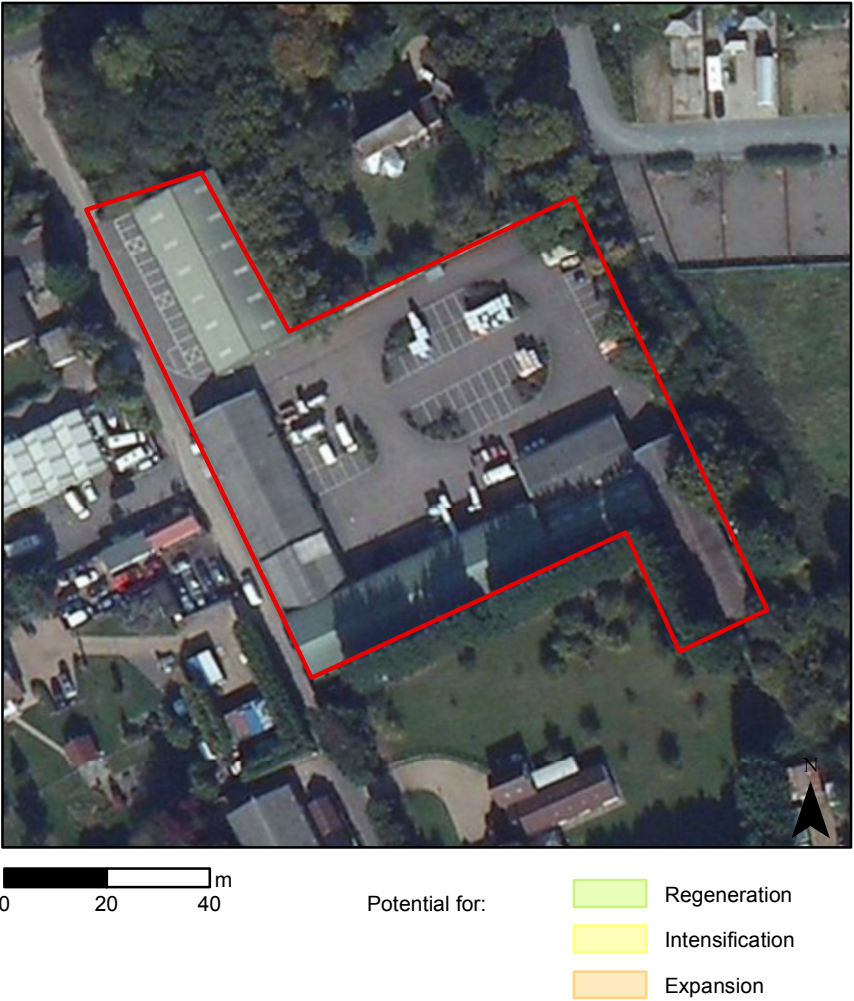
SR-0863-N

P1

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Existing Site Appraisal

Total number of employment premises: 4

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	411	100	0	0
B1 b)	0	0	0	0
B1 c)	1,323	100	0	0
B2	0	0	0	0
B8	876	100	0	0
Total	2,610			

Vacant employment floorspace (sqm): 164

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Hoe Lane via private road.

Adjacent land uses: Residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/1127/10	External alterations to existing building to create 6 self contained business units.	Unknown
EPF/2314/11	External alterations of two existing units to create five self contained business units.	Unknown

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

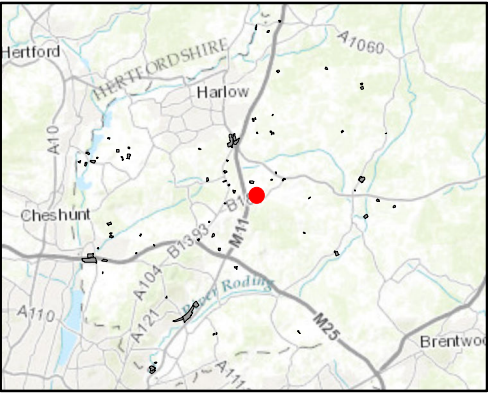
Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:	SR-0940
Alternative site reference(s):	EMP-0015, EMP-0016, ELR-0001, ELR-0018, SR-0274, SR-0119
Parish:	North Weald Bassett
Size (ha):	9.92
Address:	North Weald Airfield, North Weald, CM16 6HR
Site description:	The site is developed. Some or all of the site is bounded by fencing, wall or hoarding. The site contains areas of rubble, hardstanding or other manmade material. The site contains grassed areas.
Status of site in Local Plan:	Unallocated employment site
Status of employment use:	Existing employment site



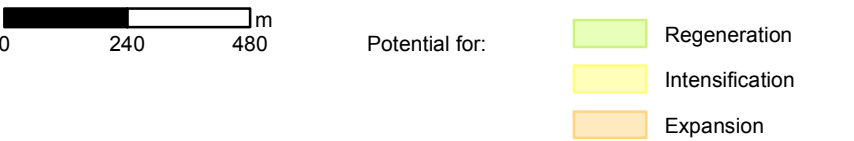
Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Employment Land Supply Assessment**

Drawing Status	Date
<b>Issue</b>	<b>June 2017</b>
Drawing No	Issue
<b>SR-0940</b>	<b>P1</b>

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Existing Site Appraisal

Total number of employment premises: 10

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	889	45	55	0
B1 b)	0	0	0	0
B1 c)	892	100	0	0
B2	3,092	0	100	0
B8	28,964	55	45	0
Total	33,837			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 9.92

Access to site: Suitable access to the site already exists.

The northern component of the site has access via Merlin Way. The southern component of the site has access off B181 Epping Road via Hurricane Way.

Adjacent land uses: Agricultural; light industry; residential; aviation

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/0885/16	Proposed 3 storey building with associated parking to provide storage, office, training rooms and joinery workshop.	Unknown
EPF/0425/15	Erection of an aircraft storage hanger and proposed kitchen extension to clubhouse.	Unknown
EPF/2365/14	Change of use from B8 Warehouse and Distribution to a B2 (use)	Implemented
EPF/0914/14	Extension to the existing change of use planning licence for the wheeled bin storage area adjacent to Hangar 2 at North Weald Airfield.	Unknown
EPF/2730/13	Replacement of a building to be used for B1, B2 and B8 purposes and any combination of such uses.	Unknown
EPF/0009/13	Erection of single aeroplane hangar.	Unknown
EPF/1604/12	Construct a Warehouse next to the existing Warehouse known as Hangar 5.	Unknown

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification*			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B8	26.56	123,040
Secondary	B1a/b	26.56	159,360

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

\* Bassett Business Park and Merlin Way Industrial Estate to the south of North Weald Airfield have been identified for intensification as the Council is considering re-locating the existing employment uses on this part of the site to within the Airfield to enable other uses to be located there which would benefit from being located closer to the centre of the village. If such a proposal was implemented, it would effectively comprise a land 'swap' and therefore across the Airfield no additional floorspace would be delivered.

Employment Land Supply Assessment 2017

Site reference:

SR-0943

Alternative site reference(s):

None

Parish:

Moreton, Bobbingworth and the Lavers

Size (ha):

0.49

Address:

Stationbridge House, Blake Hall Road, Chipping Ongar, Essex, CM5 9LW

Site description:

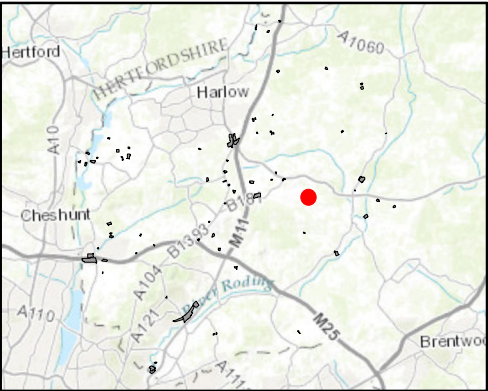
The site is developed. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing vacant employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

SR-0943

Issue

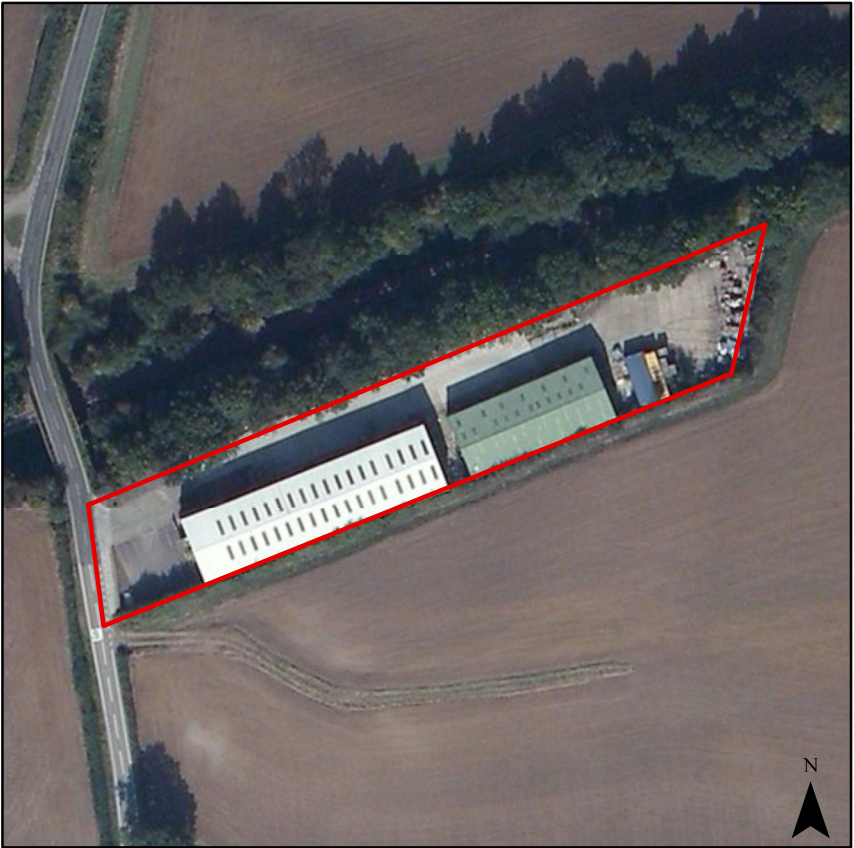
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03060m

Potential for:

Regeneration

Intensification

Expansion

Existing Site Appraisal

Total number of employment premises: 2

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	0	0	0	0
Total	0			

Vacant employment floorspace (sqm): 1,457

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Blake Hall Road.

Adjacent land uses: Agricultural

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: Surrounded by open land which is undeveloped.

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

SR-0945

Alternative site reference(s):

None

Parish:

Waltham Abbey

Size (ha):

0.5

Address:

Providence Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH

Site description:

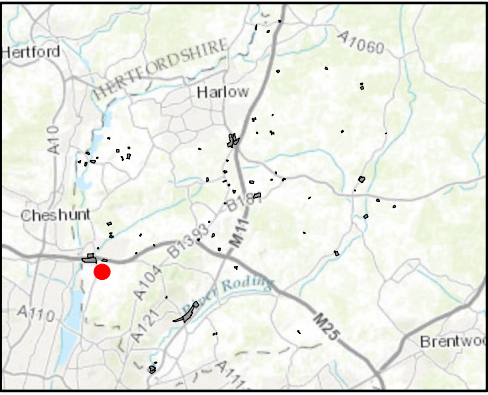
The site is developed. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

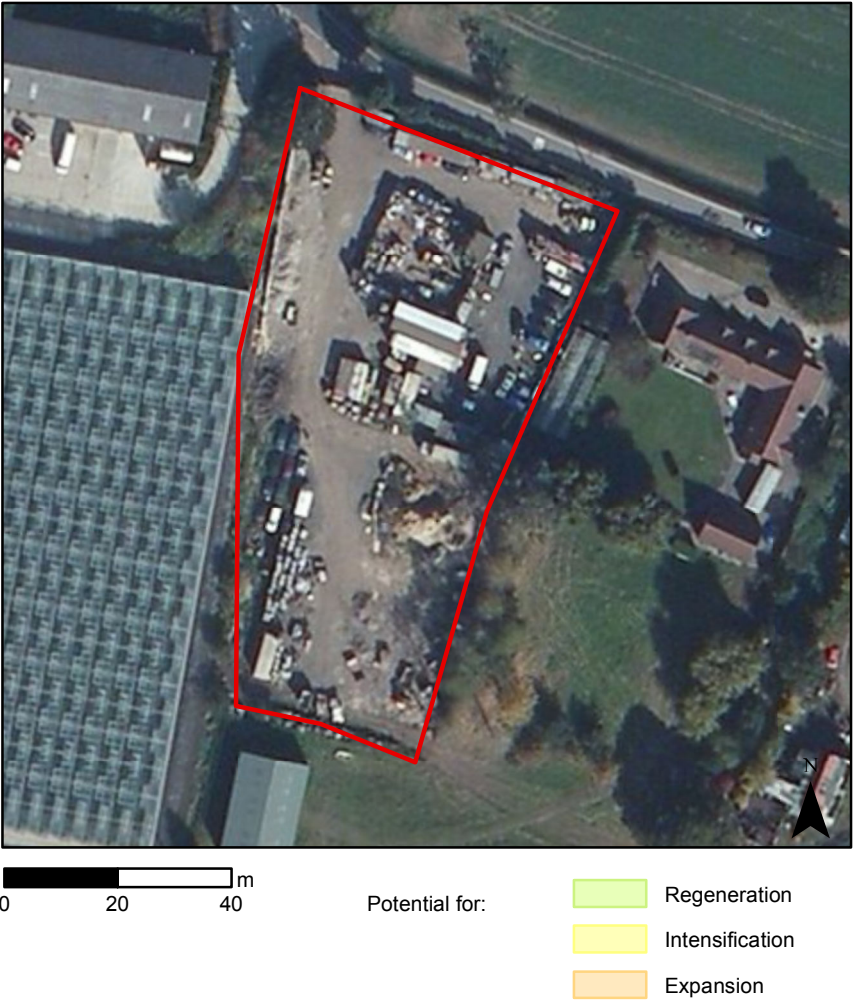
SR-0945

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Existing Site Appraisal

Total number of employment premises: 1

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	4,994	0	0	100
Total	4,994			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Avey Lane.

Adjacent land uses: Agricultural including glasshouses; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: Single storey and 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/0376/16	Demolition of existing storage building and construction of private office for nursery owner.	Unknown: unable to access site
EPF/1823/14	Prior notification application for a proposed change of use of agricultural building to a residential dwelling.	Unknown: unable to access site
EPF/0333/12	Change of use of redundant nursery packing shed to Class B1 office use	Unknown: unable to access site
EPF/1311/11	Demolition of existing storage building and construction of private office for nursery owner.	Unknown: unable to access site

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

SR-0946

Alternative site reference(s):

SR-0209

Parish:

Nazeing

Size (ha):

0.38

Address:

Broxlea Nursery, Nursery Road, Nazeing, Essex, EN9 2JE

Site description:

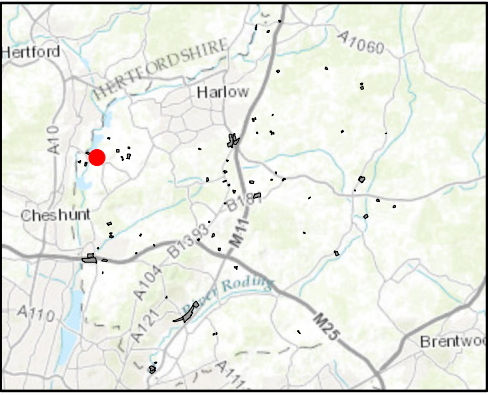
The site is a broadly even split between open and developed. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

New employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

SR-0946

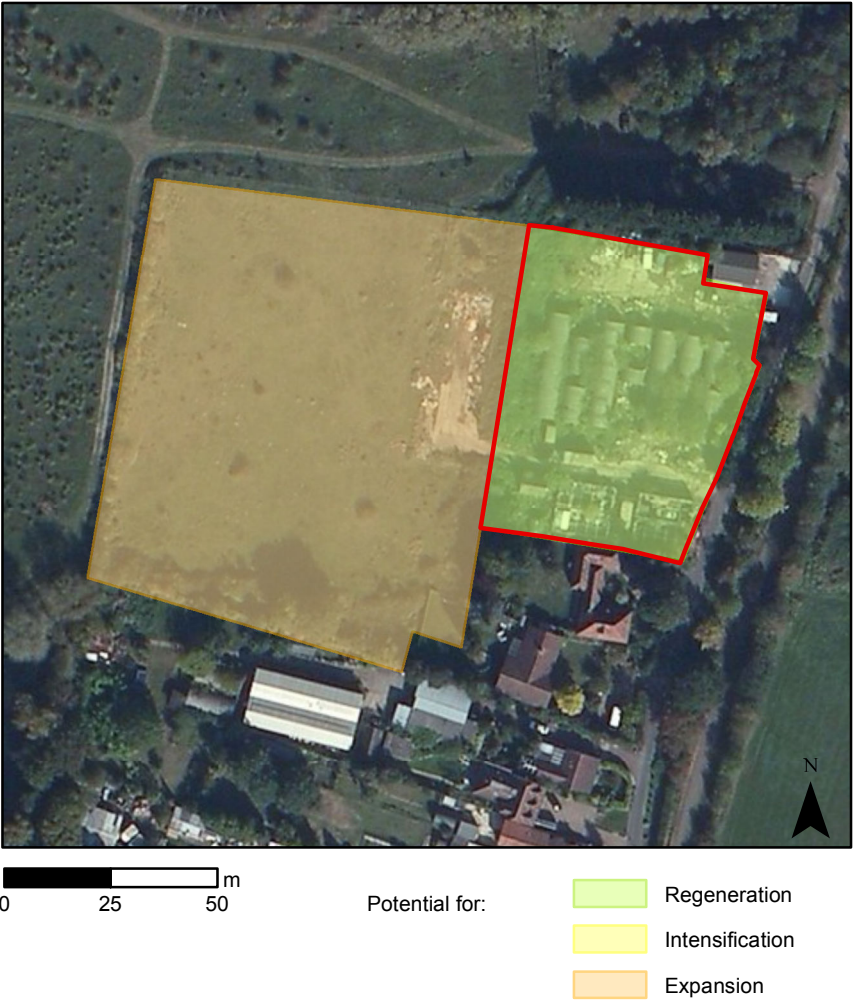
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Existing Site Appraisal

Total number of employment premises: 0

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	0	0	0	0
Total	0			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0.38

Underutilised land not in employment use (ha): 0

Access to site: Access to the site exists but is currently limited/dangerous/potentially unacceptable and requires upgrade.

Existing access off single track unpaved private road. This would require an upgrade in order to be suitable for freight and commuter traffic, which would require the permission of the neighbouring residential properties.

Adjacent land uses: Recreation and leisure; residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/1493/16	Outline Application for 7 no. Self-Build Houses in accordance with Housing & Planning Act 2016 and Self-Build Act 2015.	Live application

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B1a/b	0.38	2,289
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B1a/b	0.89	5,340
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				



Employment Land Supply Assessment 2017

Site reference:

SR-0951

Alternative site reference(s):

None

Parish:

Waltham Abbey

Size (ha):

0.31

Address:

Garden Centre, Crown Hill, Waltham Abbey, Essex, EN9 3TF

Site description:

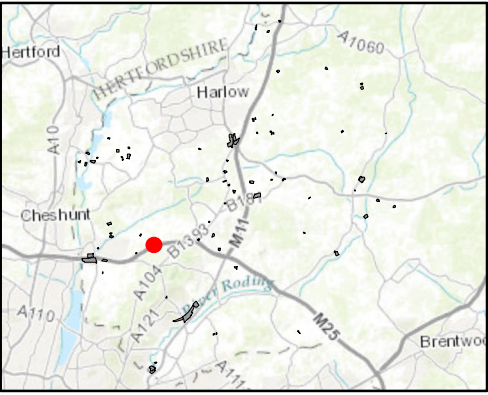
The site is largely developed, although there are some open areas. The site contains areas of rubble, hardstanding or other manmade material. There are road(s) immediately adjacent to the site.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Derelict employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

SR-0951

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Existing Site Appraisal

Total number of employment premises:

0

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	0	0	0	0
Total	0			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0.31

Underutilised land not in employment use (ha):

0

Access to site:

Suitable access to the site already exists.  
Existing access off Crown Hill.

Adjacent land uses:

Agricultural; retail

Is existing employment use compatible with neighbouring uses?:

Yes

Height of surrounding built form:

2 storey

Relevant approved planning applications

Application	Description of development	Implementation
None		

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	B8	0.31	1,240
Secondary	B1a/b	0.31	1,882
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
None				

Employment Land Supply Assessment 2017

Site reference:

SR-0953

Alternative site reference(s):

None

Parish:

High Ongar

Size (ha):

1.66

Address:

Paslow Hall Farm, King Street, High Ongar, Ongar, Essex, CM5 9NS

Site description:

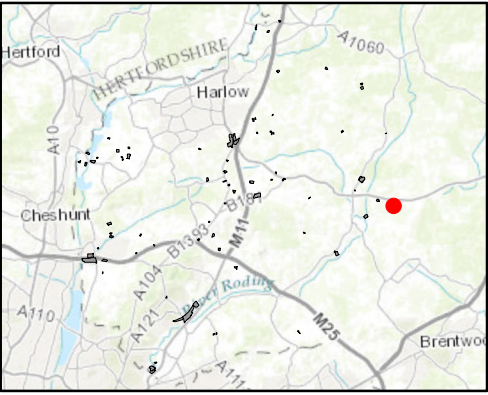
The site is developed. Some or all of the site is bounded by fencing, wall or hoarding. The site contains areas of rubble, hardstanding or other manmade material.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

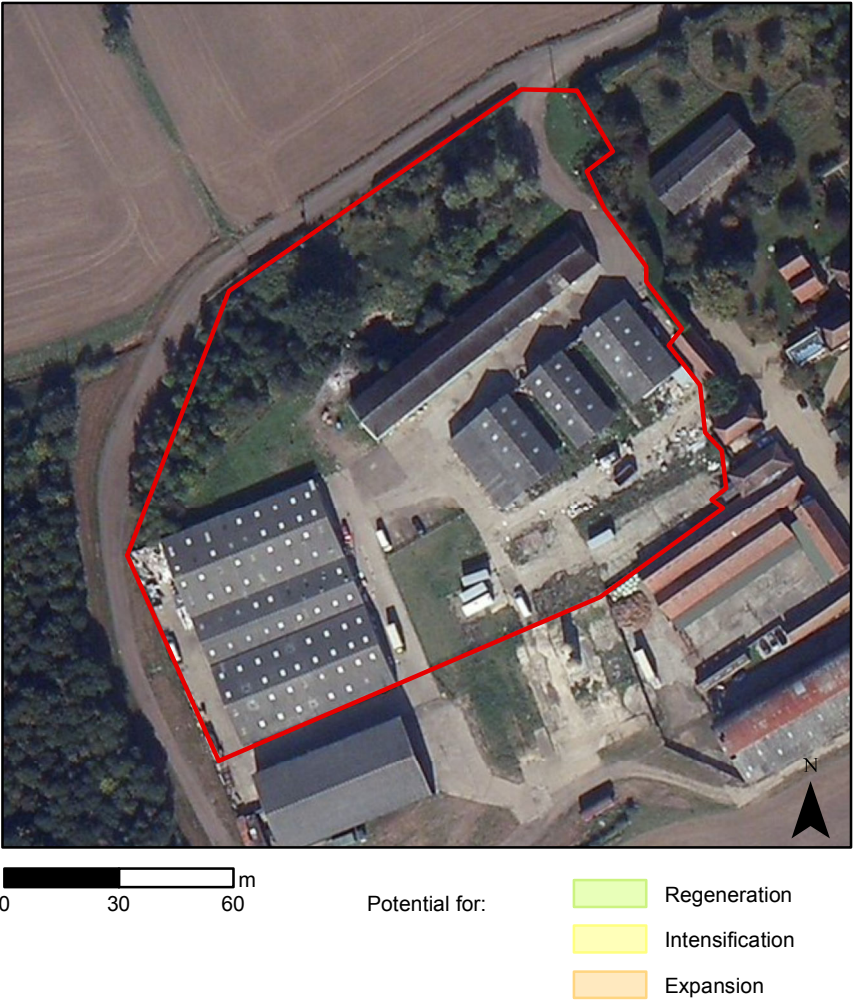
SR-0953

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Existing Site Appraisal

Total number of employment premises: 4

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	1,098	100	0	0
B8	4,255	86	0	14
Total	5,353			

Vacant employment floorspace (sqm):

0

Derelict employment land (ha):

0

Underutilised land not in employment use (ha):

0

Access to site: Suitable access to the site already exists.  
Existing access off King Street.

Adjacent land uses: Agricultural

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
-------------	----------------------------	----------------

None

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
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None



Employment Land Supply Assessment 2017

Site reference:

SR-0965

Alternative site reference(s):

None

Parish:

Nazeing

Size (ha):

0.63

Address:

Land at Winston Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Site description:

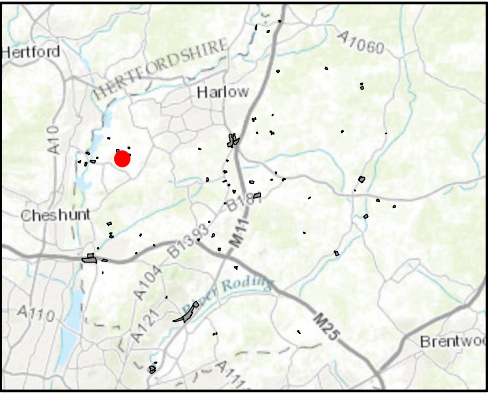
The site is developed. The site contains areas of rubble, hardstanding or other manmade material. Some or all of the site is bounded by hedgerows, forestry or other vegetation.

Status of site in Local Plan:

Unallocated employment site

Status of employment use:

Existing employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

Issue

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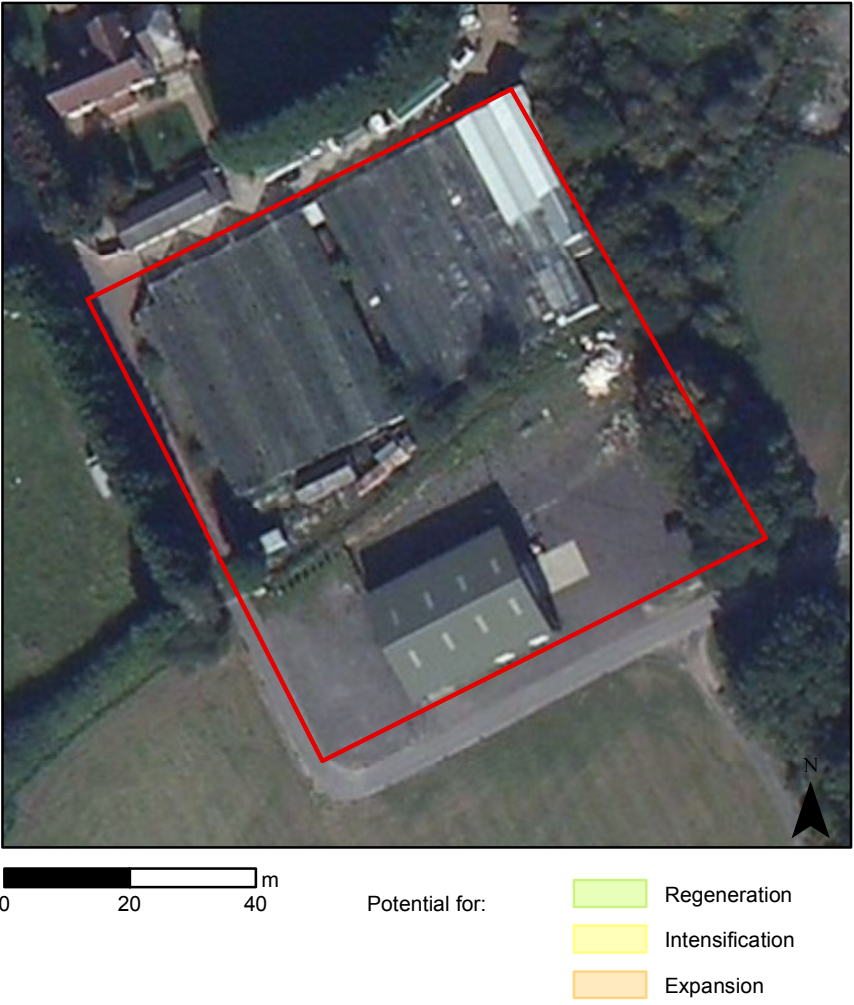
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Existing Site Appraisal

Total number of employment premises: 3

Premises typology (occupied sites)

Use	Floorspace (sqm)	Quality (%)		
		Good	Fair	Poor
B1 a)	0	0	0	0
B1 b)	0	0	0	0
B1 c)	0	0	0	0
B2	0	0	0	0
B8	3,129	0	17	83
Total	3,129			

Vacant employment floorspace (sqm): 0

Derelict employment land (ha): 0

Underutilised land not in employment use (ha): 0

Access to site: Suitable access to the site already exists.  
Existing access off Hoe Lane via private road.

Adjacent land uses: Residential

Is existing employment use compatible with neighbouring uses?: Yes

Height of surrounding built form: 2 storey

Relevant approved planning applications

Application	Description of development	Implementation
EPF/2271/16	Demolition of existing commercial buildings and erection of 6 no. four bedroom detached dwellings.	Not implemented
EPF/0087/14	Outline application for proposed replacement of existing warehouse units and removal of glass house remains, with new warehouse building.	Not implemented

Opportunities for Growth

Regeneration			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Intensification			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None
Expansion			
Development scenario	Use	Land (ha)	Floorspace (sqm)
Primary	None	None	None
Secondary	None	None	None

Loss of Employment Land

Loss (ha)	Loss (sqm)	Historic or Potential future loss?	Type B Use Class lost?	Reason
0.46	1,353	Future	B8	Implementation of planning permission EPF/2271/16. (Approved on 21/11/2016)



## C2      Potential New Employment Sites

---

# Employment Land Supply Assessment 2017

Site reference:SR-0066

Alternative site reference(s):Strategic Site N

Parish:North Weald Bassett

Size (ha):7.14

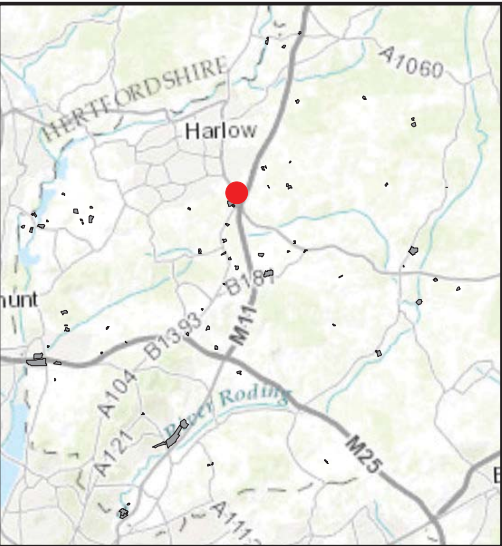
Address:Harlow Park Nursery, London Road, North Weald Bassett, CM16

Site description:

The site is largely open with some vegetation present, although there is some existing development. There are road(s) immediately adjacent to the site. The site contains areas of rubble, hardstanding or other manmade material.



Potential for development



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

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Date

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June 2017

Drawing No

SR-0066

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## Existing Site Appraisal

Access to site:

Access to the site exists but is currently limited/dangerous/potentially unacceptable and requires upgrade.

Existing turnoff on southbound A414 carriageway would need to be repaved and widened in order to provide suitable site access.

Is future employment use compatible with neighbouring uses?:Yes

Relevant approved planning applications:None

Adjacent land uses:Retail; transport; agricultural

Height of surrounding build form:Single storey and 2 storey

## Opportunities for Growth

Development scenario		Use	Land (ha)	Floorspace (sqm)
Primary		B8	7.14	28,560
Secondary		B1a/b	7.14	42,840



Employment Land Supply Assessment 2017

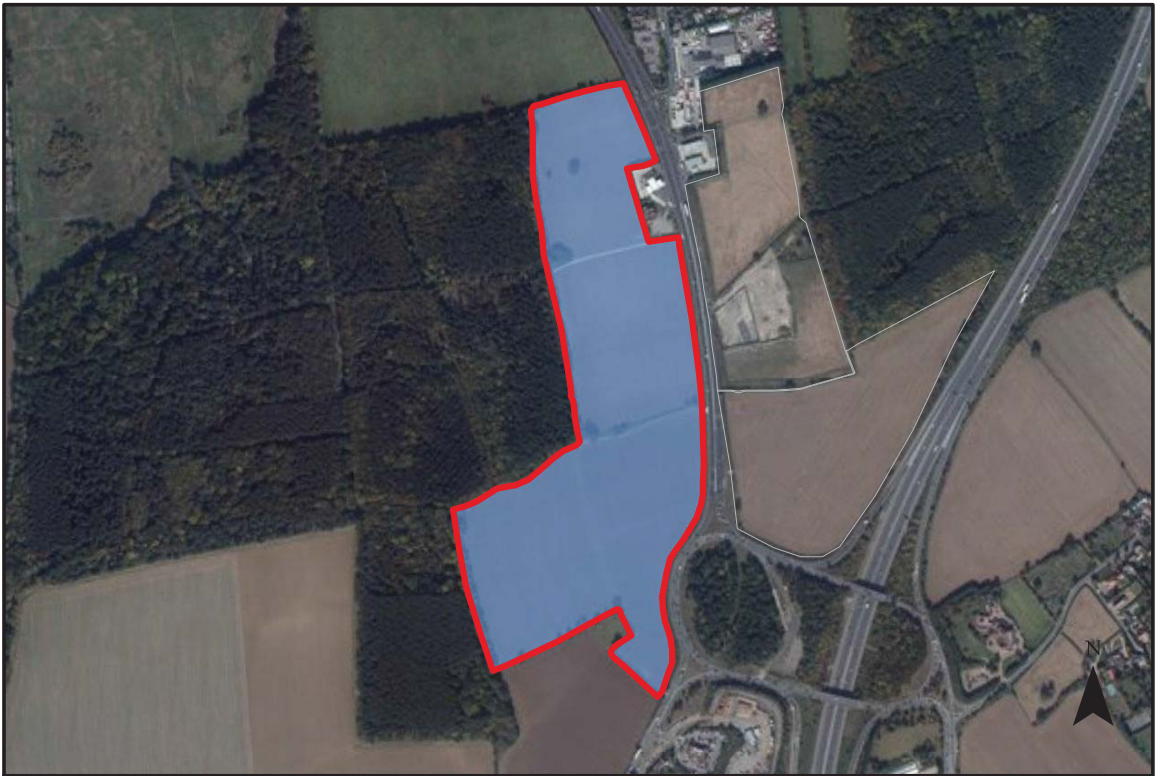
Site reference: SR-0092

Alternative site reference(s): Strategic Site K

Parish: North Weald Bassett

Size (ha): 17.93

Address: Latton Park, London Road, Harlow



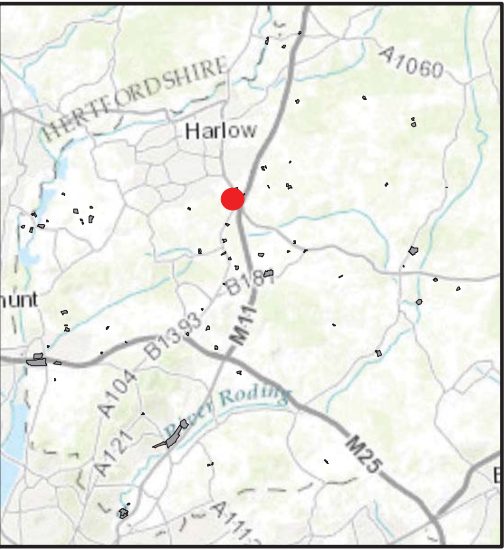
Site description: The site is open and undeveloped. There are road(s) immediately adjacent to the site. Some or all of the site is bounded by hedgerows, forestry or other vegetation. The site contains grassed areas.



Potential for development

Status of site in Local Plan: Unallocated employment site

Status of employment use: Potential new employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

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Date

Issue

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Drawing No

SR-0092

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Existing Site Appraisal

Access to site: Access to the site exists but is currently limited/dangerous/potentially unacceptable and requires upgrade.

Existing access off B1393 London Road is currently limited as it is suited for agricultural vehicles. This access requires an upgrade in order to be suitable for freight and commuter traffic.

Adjacent land uses: Agricultural; retail

Height of surrounding build form: Single storey and surrounded by open land which is undeveloped.

Is future employment use compatible with neighbouring uses?: Yes

Relevant approved planning applications: None

Opportunities for Growth

Development scenario		Use	Land (ha)	Floorspace (sqm)
Primary		B8	17.93	71,720
Secondary		B1a/b	17.93	107,580

# Employment Land Supply Assessment 2017

Site reference: SR-0190

Alternative site reference(s): None

Parish: Chigwell

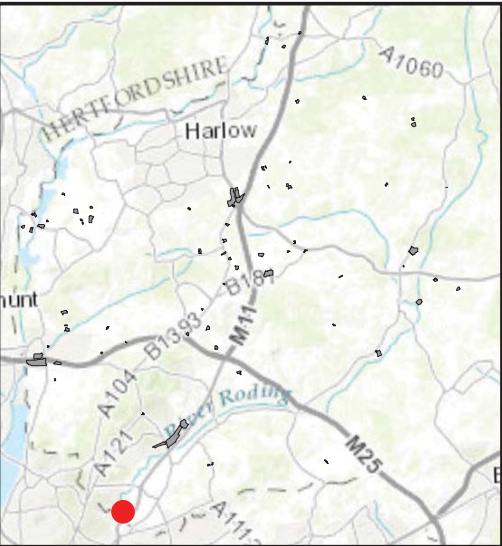
Size (ha): 7.29

Address: Land at Luxborough Lane, Chigwell, Essex, IG7 5AA

Site description: The site is largely open, although there is some existing development. Some or all of the site is bounded by fencing, wall or hoarding.



Potential for development



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

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SR-0190

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## Existing Site Appraisal

Access to site: Suitable access to the site already exists.

Existing access off Luxborough Lane.

Is future employment use compatible with neighbouring uses?: Yes

Relevant approved planning applications: None

Adjacent land uses: Agricultural; residential; operational sewage treatment plant

Height of surrounding build form: 2 storey

## Opportunities for Growth

Development scenario		Use	Land (ha)	Floorspace (sqm)
Primary		B1a/b	7.3	43,740
Secondary		B8	7.3	29,160



# Employment Land Supply Assessment 2017

Site reference: SR-0296

Alternative site reference(s): None

Parish: Chigwell

Size (ha): 0.78

Address: Land on the North Side of Luxborough Lane, Chigwell, IG7 5AA

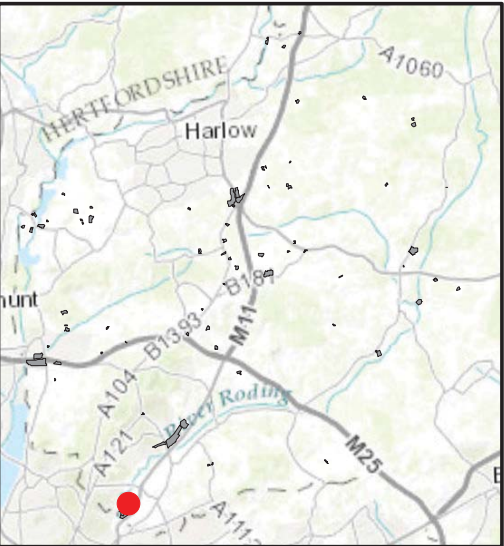
Site description: The site is open and undeveloped. There is vegetation present. Some or all of the site is bounded by fencing, wall or hoarding.



Potential for development

Status of site in Local Plan: Unallocated employment site

Status of employment use: Potential new employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

SR-0296

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Existing Site Appraisal

Access to site: Potential for access to the site to be created through third party land and an agreement to be put in place.

This site currently has no access to a public highway. An access could be created via the adjacent Chigwell Civic Amenity site (SR-0560).

Is future employment use compatible with neighbouring uses?: Yes

Relevant approved planning applications: None

Adjacent land uses: Residential; utilities and infrastructure

Height of surrounding build form: 2 storey

## Opportunities for Growth

Development scenario		Use	Land (ha)	Floorspace (sqm)
Primary		B8	0.78	3,120
Secondary		None	0.78	None

# Employment Land Supply Assessment 2017

Site reference: SR-0325

Alternative site reference(s): None

Parish: Loughton

Size (ha): 9.39

Address: Langston Road North of Bank of England Premises, Loughton, IG10 3TN

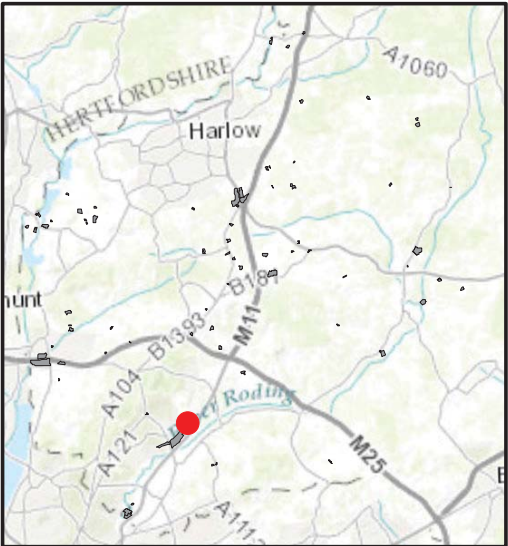
Site description: The site is open and undeveloped. The site contains grassed areas. There is vegetation present.

Status of site in Local Plan: Unallocated employment site

Status of employment use: Potential new employment site



Potential for development



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

Drawing Status

Date

Issue

June 2017

Drawing No

SR-0325

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## Existing Site Appraisal

Access to site: Potential for access to the site to be created through third party land and an agreement to be put in place.

This site currently has no access. An access could be created adjacent to the eastern boundary of Langston Road Estate (EMP-0002b).

Is future employment use compatible with neighbouring uses?: Yes

Relevant approved planning applications: None

Adjacent land uses: Agricultural; light industry; offices (Bank of England)

Height of surrounding build form: 3-4 storey Bank of England buildings to the south and open land which is undeveloped.

## Opportunities for Growth

Development scenario		Use	Land (ha)	Floorspace (sqm)
Primary		B1a/b	9.39	56,400
Secondary		B8	9.39	37,600



# Employment Land Supply Assessment 2017

Site reference: SR-0409

Alternative site reference(s): Strategic Site O

Parish: North Weald Bassett

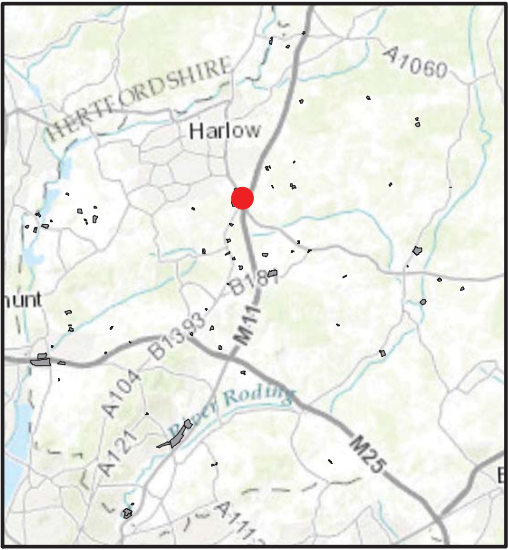
Size (ha): 7.18

Address: Land at J7 of M11

Site description: The site is open and undeveloped. The site contains grassed areas. There are road(s) immediately adjacent to the site. Some or all of the site is bounded by fencing, wall or hoarding.

Status of site in Local Plan: Unallocated employment site

Status of employment use: Potential new employment site



Potential for development

Client

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Job Title

Epping Forest District Employment Land Supply Assessment

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## Existing Site Appraisal

Access to site: Potential for access to the site to be created through third party land and an agreement to be put in place.

This site currently has no access to a public highway. An access could be created within the site to access the A414 or through the adjacent site to the north (SR-0066).

Adjacent land uses: Vacant/derelict land

Height of surrounding build form: Surrounded by open land which is undeveloped.

Is future employment use compatible with neighbouring uses?: Yes

Relevant approved planning applications: None

## Opportunities for Growth

Development scenario		Use	Land (ha)	Floorspace (sqm)
Primary		B8	7.18	28,720
Secondary		B1a/b	7.18	43,080

# Employment Land Supply Assessment 2017

Site reference: SR-0543

Alternative site reference(s): None

Parish: Ongar

Size (ha): 4.67

Address: Mill Lane, Ongar, CM5 0DN



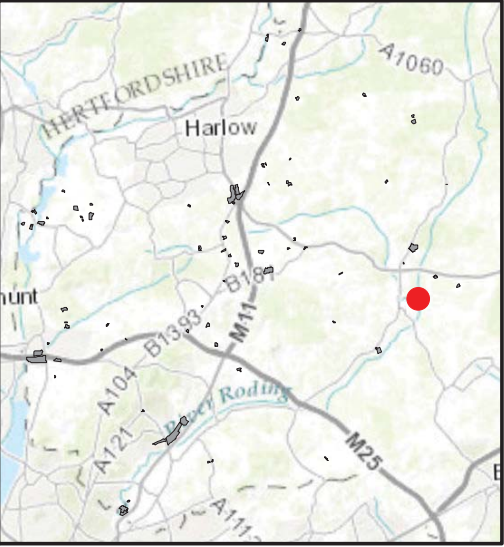
Site description: The site is largely open, although there is some existing development. The site contains grassed areas. The site contains areas of rubble, hardstanding or other manmade material.



Potential for development

Status of site in Local Plan: Unallocated employment site

Status of employment use: Potential new employment site



Client

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## Existing Site Appraisal

Access to site: Suitable access to the site already exists.

Existing access off Mill Lane.

Is future employment use compatible with neighbouring uses?: Yes

Relevant approved planning applications: None

Adjacent land uses: Agricultural

Height of surrounding build form: Surrounded by open land which is undeveloped.

## Opportunities for Growth

Development scenario		Use	Land (ha)	Floorspace (sqm)
Primary		B8	4.67	18,680
Secondary		B1a/b	4.67	28,020



Employment Land Supply Assessment 2017

Site reference: SR-0558

Alternative site reference(s): None

Parish: Chigwell

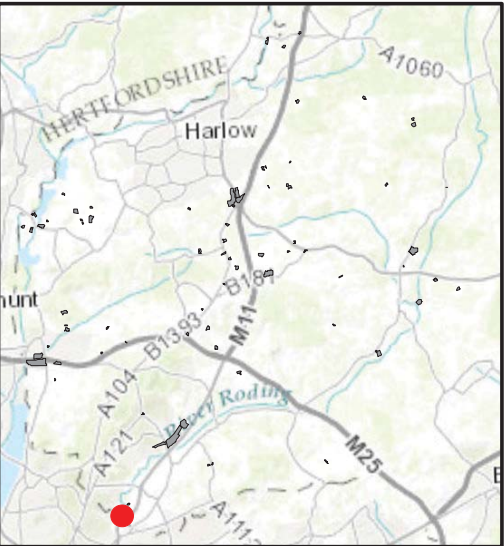
Size (ha): 4.36

Address: Land adjacent West Hatch Academy, High Road, Chigwell, IG7 5BT

Site description: Some or all of the site is bounded by fencing, wall or hoarding.



Potential for development



Client

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Existing Site Appraisal

Access to site: Potential for access to the site to be created through third party land and an agreement to be put in place.

Access could be created through adjacent site (SR-0190).

Is future employment use compatible with neighbouring uses?: Yes

Relevant approved planning applications: None

Adjacent land uses: Utilities and infrastructure; agricultural

Height of surrounding build form: Surrounded by open land which is undeveloped.

Opportunities for Growth

Development scenario		Use	Land (ha)	Floorspace (sqm)
Primary		B1a/b	4.36	26,160
Secondary		B8	4.36	17,440

Employment Land Supply Assessment 2017

Site reference: SR-0580

Alternative site reference(s): None

Parish: Nazeing

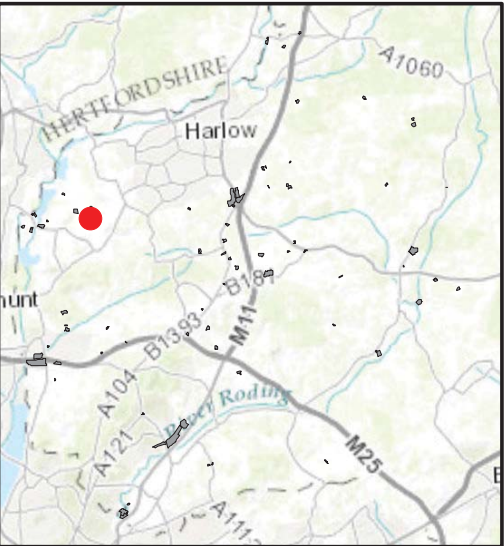
Size (ha): 4.95

Address: Land at 42 Hoe Lane, Nazeing, EN9 2RG

Site description: The site contains grassed areas. There is vegetation present. Some or all of the site is bounded by hedgerows, forestry or other vegetation.



Potential for development



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Existing Site Appraisal

Access to site: Access to the site exists but is currently limited/dangerous/potentially unacceptable and requires upgrade.

Existing access off Hoe Lane via private single track unpaved lane, which requires an upgrade in order to be suitable for freight and commuter traffic associated with employment uses.

Is future employment use compatible with neighbouring uses?: Yes

Relevant approved planning applications: None

Adjacent land uses: Agricultural; residential

Height of surrounding build form: 2 storey

Opportunities for Growth

Development scenario		Use	Land (ha)	Floorspace (sqm)
Primary		B8	4.95	19,800
Secondary		None	4.95	None



# Employment Land Supply Assessment 2017

Site reference: SR-0939

Alternative site reference(s): None

Parish: Waltham Abbey

Size (ha): 3.69

Address: Land off Beechfield Walk, Waltham Abbey, EN9 3AB

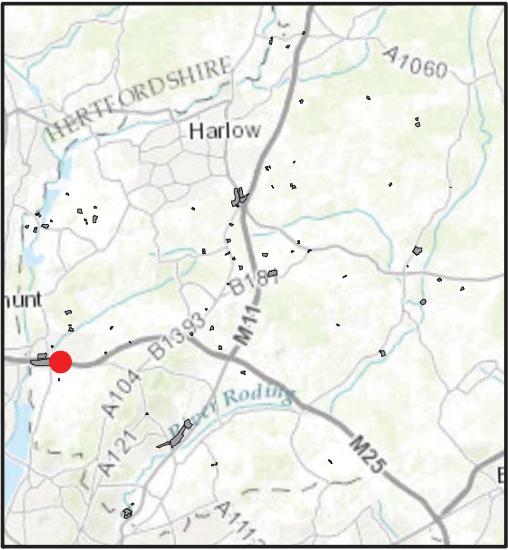
Site description: The site is open and undeveloped. The site contains grassed areas. There are road(s) immediately adjacent to the site.



Potential for development

Status of site in Local Plan: Unallocated employment site

Status of employment use: Potential new employment site



Client

Epping Forest District Council

Job Title

Epping Forest District Employment Land Supply Assessment

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## Existing Site Appraisal

Access to site: Access to the site exists but is currently limited/dangerous/potentially unacceptable and requires upgrade.

This site currently has no access to a public highway. An access could be created to the north-west of the site adjoining Beechfield Walk.

Is future employment use compatible with neighbouring uses?: Yes

Relevant approved planning applications: None

Adjacent land uses: Agricultural; residential; M25 motorway

Height of surrounding build form: 2 storey

## Opportunities for Growth

Development scenario		Use	Land (ha)	Floorspace (sqm)
Primary		B8	3.69	14,760
Secondary		B1a/b	3.69	22,140



## Appendix D

### Employment Maps



## **Appendix D: Employment Maps**

### **D1 Map Legend**

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The content of this section is provided in a separately bound document.

### **D2 Status of Employment Sites after Site Visits**

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The content of this section is provided in a separately bound document.

### **D3 Site Boundary Amendments made after Site Visits**

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The content of this section is provided in a separately bound document.

### **D4 New Employment Sites derived from Site Visits**

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The content of this section is provided in a separately bound document.

### **D5 Allocated and Unallocated Employment Sites**

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The content of this section is provided in a separately bound document.

### **D6 Opportunities for Growth**

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The content of this section is provided in a separately bound document.