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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0473	St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG	Nazeing	Lower Nazeing	Housing	Retail							Site is recommended for allocation.
SR-0475	The Drive, Stapleford Road, Stapleford Abbots, Romford, Essex, RM4 1EJ	Stapleford Abbots		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0476	Envilles Farm, Adjacent to Little Laver, Ongar, Essex, CM5 0JH	Little Laver		Housing								Site subject to Major Policy Constraint.
SR-0477	Land to the west of Abridge Road, Abridge Road, Theydon Bois, Essex, CM16 7NW	Theydon Bois	Theydon Bois	Housing								The site scores poorly in terms of Green Belt and landscape harm and is in a remote location detached from the settlement. It should not be considered further.
SR-0478A	Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	Chigwell	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0478B	Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0481	Land to the South of Hillhouse Primary School, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								The site scores poorly against loss of open space. If the site was brought forward for development it would result in the loss of a strategic green gap in Waltham Abbey, which it was felt would not promote a sustainable pattern of development.
SR-0482	Land adjoining Mason Way, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								The availability of this site is unknown and it is not known when existing on-site uses would cease. The site is also a playing field and therefore should not be developed on. The site should not be allocated.
SR-0484	Land to the east of Houblows Hill, Coopersale, Essex, CM167QL	Epping	Coopersale	Housing								This site scores poorly against a number of criteria, including landscape harm. It was felt that this constraint could not be overcome, and additionally site would promote unsustainable development patterns in a remote location.
SR-0486	Leaside Nursery and Sedgeway Nursery, Sedge Green, Nazeing, Essex, EN9 2PA	Nazeing	Lower Nazeing	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable development patterns, encouraging ribbon development to the north and incursion into the open countryside.
SR-0487	Land to the East of Abridge Road, Abridge Road, Theydon Bois, Essex CM16 7NW	Theydon Bois	Theydon Bois	Housing								This site scores poorly against a number of criteria. It is in a remote location outside the settlement and would promote unsustainable patterns of development. This site should not be considered further.
SR-0488	Stapleford Farm, Oak Hill, Road, Stapleford Abbots, Essex, RM4 1EH	Stapleford Abbots	Stapleford Abbots	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0491	Site adjacent to Willow House, The Street, Sheering, CM22 7LR	Sheering	Sheering	Housing								This site scores poorly against several criteria, particularly with respect to landscape harm and presence of statutorily protected trees. It was felt that these constraints could not be overcome and the site should not be considered further.
SR-0492	Epping Forest Country Club, Abridge Road, Chigwell, Essex, IG768X	Chigwell		Housing	Community facility							Site subject to Major Policy Constraint.

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SR-0493	Magnolia House/ Theydon Hall Farm, Abridge Road, Theydon Bois, Essex, CM16 7NR	Theydon Bois		Housing								Site subject to Major Policy Constraint.
SR-0494	Shepherds Nursery, Chase Lane, Chigwell, Essex, IG7 6JW	Chigwell	Chigwell Row	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0495	The Willow Paddock, Rear of Crosby Court, Chigwell, Essex, IG7 6JT	Chigwell	Chigwell Row	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0496	Chase Lane Paddock, Chase Lane, Chigwell, Essex, IG7 6JW	Chigwell	Chigwell Row	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0497	Land to the rear of Monks Hall, Abridge Road, Theydon Bois	Theydon Bois	Theydon Bois	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0498	Station Bridge House, Blake Hall Road, Greenstead, Ongar, Essex, CM5 9LW	Bobbingworth		Housing	Community facility							Site subject to Major Policy Constraint.
SR-0499	Maybrand Farm, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT	Stapleford Abbots	Stapleford Abbots	Housing								The site scores poorly against several criteria, including harm to settlement character and the Green Belt. It is an awkward shape and would promote unsustainable development patterns. It should not be considered further.
SR-0500	The Gatehouse, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT	Stapleford Abbots		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0501	Playing field at New House Lane, North Weald	North Weald Bassett	North Weald Bassett	Housing								It has not been possible to determine whether the site will be available for development during the Plan period and it may also be constrained by ransom strips and access restrictions. Furthermore, the site is used as playing fields which it was judged should not be developed. It was felt that these constraints could not be overcome.
SR-0504	Rear land at 59/61 High Road, North Weald, Essex CM166HP	North Weald Bassett		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0505	Plot adjacent to Badgers End, 81 Hoe Lane, Abridge	Lambourne		Housing								Site subject to Major Policy Constraint.
SR-0506	The Woodyard, Epping Road, Epping, Essex, CM166TT	Epping		Housing								Site subject to Major Policy Constraint.
SR-0507	Land at Little Cutlands, Incorporating Wilbea and Royd, St Leonards Road, Lower Nazeing, Waltham Abbey, EN9 2HJ	Nazeing	Lower Nazeing	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.

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SR-0508	Nazeing Glassworth Site, Nazeing New Road, EN10 6SU	Nazeing	Lower Nazeing	Housing								This site scores poorly in terms flood risk and is in a remote location detached from the settlement. It would promote unsustainable patterns of development and should not be considered further.
SR-0510	Stanford Rivers Estate, Stanford Rivers	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0511	Ericas Nursery, Kents Lane, Magdalen Laver, North Weald, CM16 6AX	Magdalen Laver		Housing								Site subject to Major Policy Constraint.
SR-0512	St Clements, Vicarage Lane West, North Weald, CM16 6AL	North Weald Bassett	North Weald Bassett	Housing								Site is recommended for allocation.
SR-0513A	Centric Parade, High Road, Loughton	Loughton	Loughton/Debden	Housing								The availability of this site is unknown and has not been actively promoted by the landowner. It therefore should not be allocated.
SR-0513b	Centric Parade, High Road, Loughton	Loughton		Housing	Retail							Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0514	Former Tennis courts, c/o Alderton Hill and Roding Road, Loughton	Loughton		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0515	Esperanza Nursery, Stapleford Road, Stapleford Abbots, Essex, RM4 1EJ	Stapleford Abbots		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0516	119 Theydon Park Road, Theydon Bois, Epping, CM16 7LS	Theydon Bois		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0517	32 Palmerstone Road, Buckhurst Hill, Essex, IG9 5LW	Buckhurst Hill		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0518	Land at Braelands, Tysea Hill, Stapleford Abbots, Essex	Stapleford Abbots		Housing								Site subject to Major Policy Constraint.
SR-0519	Land off Uphire Road, Waltham Abbey	Waltham Abbey		Housing								Site identified in the SLAA as being a duplicate site.
SR-0520	142 Buckhurst Way, Buckhurst Hill, Essex, IG9 6HP	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0521	High House Farm, Stapleford Abbots, Essex, RM4 1EJ	Stapleford Abbots		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0522	152 High Road, Chigwell	Chigwell		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0523	165 High Road, Loughton, Essex, IG10 4LF	Loughton		Housing	Employment/Retail							Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0524	35 Highbridge Street, Waltham Abbey, Essex, EN9 1BZ	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0525	2 Connaught Avenue, Loughton, IG10 4DP	Loughton	Loughton/Debden	Housing								Although the site is identified as available, it is not known when existing on-site uses would cease and the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0526	Golden Lion public house, Newmans Lane, Loughton	Loughton	Loughton/Debden	Housing	Retail							Site is recommended for allocation.
SR-0527	Royal Oak public house, Forest Road, Loughton, IG10 1EG	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0528	Woodview, Lambourne Road, Chigwell, Essex, IG7 6HX	Chigwell		Housing								Site identified in the SLAA as being a duplicate site.

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SR-0529	120 High Road, Chigwell, Essex, IG7 5AR	Chigwell		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0530	Sixteen String Jack PH, Coppice Row, Theydon Bois, Essex, CM16 7DS	Theydon Bois		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0531	181-185 High Road, Chigwell, Essex	Chigwell		Housing	Retail							Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0532	Trevalyn House, Goldings Hill, Loughton, IG10 2SP	Loughton	Loughton/Debden	Housing								Although the site is identified as available, it is not known when existing on-site uses would cease and the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0534	Gable Loge Residential Home, Church Hill, Loughton, Essex, IG10	Loughton		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0535	Kingsmead, Epping Road, Roydon, CM19 5HU	Roydon		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0537	Sun St	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0539	land & buildings Brooker road	Waltham Abbey		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0541	Waltham Abbey Community Centre Saxon Way	Waltham Abbey	Waltham Abbey	Housing								Site is recommended for allocation.
SR-0543	Ongar Civic Amenity Site, Mill Lane	High Ongar		Housing								Site subject to Major Policy Constraint.
SR-0544	3 Cripsey Avenue, The Willows, Chipping Ongar	Chipping Ongar		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0545	Ongar Police Stn High St	Chipping Ongar		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0546	Chipping Ongar Fire Station, 67 High Street, Chipping Ongar, CM5 9DT	Chipping Ongar	Chipping Ongar	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0547	Land parcels at Ongar Bridge (Woodland Way)	Chipping Ongar		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0548	Loughton Resource Centre, off Torrington Drive	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0549	Limber, 49 Church Lane	Loughton	Loughton/Debden	Housing								The availability of this site is unknown and it is not known when existing on-site uses would cease. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0550	284 Loughton High St	Loughton		Housing	Retail							Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0553	Epping Fire Station, High Street, Epping, CM16 4AF	Epping		Housing	Retail							Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0554	Epping Police Station - A Block -High St CM16 4AP	Epping		Housing	Retail							Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0555	St Margaret's Hospital Site	Epping	Epping	Housing								Site is recommended for allocation.

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SR-0556	Civic Offices, High Street, Epping.	Epping	Epping	Housing								Site is recommended for allocation.
SR-0557	The Limes Estate	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0559	Land on the east side of Hainault Road, Chigwell. (formerly community centre site)	Chigwell	Chigwell	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0561	Land on the South Side of 8 Victoria Road, Buckhurst Hill.	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0564i	Willingale Road Debden	Loughton	Loughton/Debden	Housing		SR-0564						This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0564ii	Willingale Road, Debden	Loughton	Theydon Bois	Housing		SR-0564						This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0564iii	Willingale Rd Debden	Chigwell		Housing		SR-0564						Site subject to Major Policy Constraint.
SR-0565	Loughton library adjacent car park	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0566	40/46 Sewardstone Street	Waltham Abbey	Waltham Abbey	Housing								This site has been identified as unavailable for development during the Plan period as existing uses cannot cease. It should not be allocated.
SR-0572	Netherhouse Farm, Sewardstone Road, London, E4 7RJ	Waltham Abbey		Housing								Site identified in the SLAA as being a duplicate site.
SR-0573	EFDC Parks Nursery, Pyles Lane, Loughton, Essex, IG10 2NL	Loughton		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0574	King Harold Court, Sun Street, Waltham Abbey, Essex, EN9 1ER	Waltham Abbey		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0575	89 High Road, Loughton, Essex, IG10 4JD	Loughton		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0576	71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW	Buckhurst Hill	Buckhurst Hill	Housing	Retail							This site has a complex ownership pattern and its availability is unknown, which may effect deliverability of the site. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. The site should not be allocated.
SR-0578A	Sherbrook Hostel, Sherbrook Road	Waltham Abbey	Waltham Abbey	Housing								This site has a complex ownership pattern and its availability is unknown, which may effect deliverability of the site. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0578b	Abbey Lodge and Victoria Hall, Greenyard, Waltham Abbey, Essex, EN9 1RD	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0581	Adjoins land and buildings east of Greenyard and car park	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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SR-0582	Englands Lane, Loughton	Loughton	Loughton/Debden	Housing								This site is part of a strategic option which was judged to be a less favourable growth direction for the settlement. This option would cause substantial harm to the Green Belt, risking coalescence between Loughton and Theydon Bois.
SR-0583	Land south east of Paynes Road and Nazeing Road	Nazeing		Housing								Site subject to Major Policy Constraint.
SR-0584	Morgans Farm, Moorhall Road, Matching, Old Harlow, CM17 0LP	Matching	Harlow Extension Sites	Housing								This site scores poorly against several criteria, including landscape and Green Belt harm. It is unlikely that this harm could be mitigated. The site is in a remote, unsustainable location and should not be considered further.
SR-0585	21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA	Theydon Bois	Theydon Bois	Housing								Although this site is identified as available for development during the Plan period, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0586	Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BL	Chigwell	Chigwell	Housing	Residential Care Home and potential community facility							Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0587	Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping, Essex, CM16 7AS	Epping	Epping	Housing								Site is recommended for allocation.
SR-0588	Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU	Chigwell	Chigwell	Housing	Care Home							Site is recommended for allocation.
SR-0589	Land to the rear of The Plough public house, Sewardstone Road, Chingford, E4 7RJ	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0590	Stratton Ley, Moreton, Ongar	Moreton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0591	Little Laver, Little Laver Road, Matching, Harlow, CM16 0RJ	Matching		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0592	Land adjacent to Weald Bridge Road, Magdalen Laver, Essex, CM16 6AU	Magdalen Laver		Housing								Site subject to Major Policy Constraint.
SR-0593	Land adjacent to School Road, Toot Hill, Essex, CM5 9PU	Standford Rivers		Housing								Site subject to Major Policy Constraint.
SR-0594	Land being the site of the former nursery at Wood Green Road, Waltham Abbey (Identified as land at Warlies Estate, Lot 15 and 16)	Waltham Abbey	Waltham Abbey	Housing	Community Facilities							This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.
SR-0595	Land South of St Mary's Church, North of Stappleford Abbots	Stapleford Abbots		Housing								Site subject to Major Policy Constraint.



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SR-0596	Land adjacent to Mead House, Harlow Common, Essex, CM17 9NE	North Weald Bassett	Harlow Extension Sites	Housing								The Council with its Housing Market Area partners commissioned AECOM to undertake a review of large strategic sites in and around Harlow. It was envisaged that this work would be completed in Summer 2016, which would enable a comprehensive review of all sites around Harlow located within Epping Forest District to be undertaken. This has not been possible and therefore the Council will undertake further work to complete a review of any sites not assessed that are located around Harlow.
SR-0597	Holly Cottage & Old Rectory Farm, Church Lane, Stapleford Abbots, Romford, RM4 1ES	Stapleford Abbots		Housing								Site subject to Major Policy Constraint.
SR-0598	Agnes & Martino Brookfield Nursery Ltd., Sewardstone Road, Chingford, London, E4 7RJ	Waltham Abbey	Sewardstone	Housing								This site is part of a strategic option which was judged to be a less favourable location for growth. Sewardstone is an unsustainable location and intensification of development would cause significant harm to the Green Belt.
SR-0599	Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ	Nazeing	Lower Nazeing	Housing	Primary School							This site was identified as available, although restrictions are identified which may impact upon the achievability of the site. It is less preferential for development compared with other sites in this location and has not been identified for allocation.
SR-0600	22 Woodgreen Road, Waltham Abbey, EN9 3SD	Waltham Abbey	Waltham Abbey	Housing	Retail, Community Facilities							This site is part of a strategic option which was judged to be a less favourable growth direction. It would result in unsustainable patterns of development encouraging further eastward growth of Waltham Abbey distant from the town centre.
SR-0601	Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0602	Granite Trading Co The Old Corn Barn Dunmow Road Beauchamp Roding Ongar Essex CM5 0PF	Abbess Beauchamp and Berners Roding		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0603A	Hornbeam Close Grages 1-24, Buckhurst Hill	Buckhurst Hill		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0603Ai	Hornbeam Close Grages 1-24, Buckhurst Hill	Buckhurst Hill		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0603Aii	Hornbeam Close Grages 1-24, Buckhurst Hill	Buckhurst Hill		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0603B	Hornbeam Close Grages 1-24, Buckhurst Hill	Buckhurst Hill		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0622	Graylands Garages, Nos. 1-6, Theydon Bois	Theydon Bois		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0628	Shingle Court Garages, Nos. 318-325, Walton Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0635	Bourne House Garages, No. 12 to 36, Buckhurst Hill	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0636	Rentlon Way Garages, No. 1-10, Buckhurst Hill	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

# ARUP Appendix B1.1 Overview of Assessment of Residential Sites

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

SR-0111

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Site Ref	Address	Parish	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0637	Thaxted Road Garages, Nos. 1-12, Buckhurst Hill	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0638	Longton Way Garages, Nos. 1-24, Buckhurst Hill	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0642	Springfield Block B. Garages, Nos. 2-16, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0643	Springfield Block C. Garages, Nos. 1-39, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0644	Stewards Green Road, Garages, Nos. 1-20, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0645	Centre Avenue Garages, Nos. 1-20, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0646	Centre Save Garages, Nos. 1-7, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0647	Coronation Hill Garages, Nos. 1-17 and 37-38, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0648	Coronation Hill Garages, Nos. 21-28, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0649	Chester Road Garages, Nos. 654-675, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0650	Chequers Road Garages, Nos. 146-171, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0651	Exheridge Road Garages, Nos. 675-712, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0652	Hillyfields Garages, Nos. 13-24, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0653	Kirby Close Garages, Nos. (adjacent to 20 Kirby Close) Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0654	Ladyfields Garages, Nos. 332-353, Loughton	Loughton	Loughton/Debden	Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0655	Langley Meadows Garages, Nos. Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0656	Langley Meadows Garages, Nos. Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0658	Marlescroft Way Garages, Nos. 573-580, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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SR-0659	Marlescroft Way Garages, Nos. 581-591, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0660	Lower Alderton Hall, Lane Garages, Nos. 440-445, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0661	Pyres Lane Garages, Nos. 1-12, Loughton [Site A]	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0662	Pyres Lane Garages, Nos. 82-109, Loughton [Site B]	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0663	Thatchers Close Garages, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0664	Whitehills Road Garages, Nos. 354-380, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0665	Bushfields Garages, Nos. 51-70, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings), and the site is subject to extant planning permission.
SR-0666	Colvers Garages, Nos. 8-18, Matching Green	High Laver		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0667	Pound Close Garages, Nos. 1-12, Nazeing	Nazeing		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0668	Pound Close Garages, Nos. 1-25, Nazeing	Nazeing		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0669	Queens Road Garages, Nos. 1-55, North Weald	North Weald Bassett	North Weald Bassett	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0670	Bluemans End Garages, Nos. 1-16, North Weald	North Weald Bassett		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0671	Mullfield Garages, Nos. 1-12, High Ongar	High Ongar		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings), and the site is subject to extant planning permission.
SR-0672	Queensway Garages, Nos. 1-38, Ongar	North Weald Bassett		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0673	St. Peters Avenue Garages, Nos. 1-30, Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								The site is in a sustainable location in Ongar, but scores poorly in terms of loss of open space. There are few opportunities for this to be reprovided in the local area, and the site should not be considered further.
SR-0674	Hansells Mead Garages, Nos. 1-3, Roydon	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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SR-0675	Parkfields Garages, Nos. 4-19, Roydon	Roydon	Roydon	Housing								Following further assessment by the Council, it was judged that this site would not support the minimum development threshold for allocation in the Local Plan (6 units) and should not be considered further.
SR-0676	Parkfields Garages, Nos. 32-34, Roydon	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0677	Parkfields Garages, Nos. 20, 21 and 28, Roydon	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0678	Parkfields Garages, Nos. 22-25, Roydon	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0680	Green Glade Garages, Nos. 12-38, Theydon Bois	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0681	Barnmead Garages, Nos. 1-7, Toothill	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0682	Beechfield Walk Garages, Nos. 1-23, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0683	Bromfield Court Garages, Nos. 302-309, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0684	Pick Hill Garages, Nos. 1-21, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0685	Sudicamps Court Garages, Nos. 310-317, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0686	Mason Way Garages, Nos. 200, 202 and 204, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0687	Denny Avenue Garages, Nos. 8-32, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0688	Grant Court Garages, Nos. 99-126, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								This site has been identified as unavailable for development during the Plan period and should not be allocated.
SR-0689	Harveyfields Garages, Nos. 1-40, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0690	Mallon Court Garages, Nos. 220-256, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								This site has been identified as unavailable for development during the Plan period and should not be allocated.
SR-0691	Former Red Cross Hall (land to rear and side of shops), Waltham Abbey	Waltham Abbey		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0692	Roundhills Garages, Nos. 176-180, 187-208 and 219-224 (known as Site 7), Waltham Abbey	Waltham Abbey		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0693	Roundhills Garages, Nos. 225-232 (known as Site 4), Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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SR-0694	Roundhills Garages, Nos. 241-249 and 252-255 (known as Site 5), Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0695	Roundhills Garages, Nos. 256-259 and 272-275 (known as Site 6), Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0697	Stonysolts Garages, Nos. 1-3, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0698	St. Thomas's Close, Nos. 1-12, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0699	Woollard Street Garages, Nos. 1-39, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0700	Wrangley Court Garages, Nos. 388-394, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0701	Chequers Road Garages, Nos. 231-258, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0702	Parklands Garages, Nos. 75-100, Coopersale	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0703	Parklands Garages, Nos. 60-68 Coopersale	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0704	Parklands Garages, Nos. 119-122 Coopersale	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0800	Land to the East of Theydon Bois	Theydon Bois	Theydon Bois	Housing								The landowner is promoting an overlapping site for development. It is unlikely that this area will come forward for development as a standalone site and it should not be allocated.
SR-0802	Garage sites on Brickfield Road/Coopersale Common, Coopersale	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0803	Garages to the rear of Park Fields, Roydon	Roydon		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0804	Garages East of Green Galde nr Pakes Way, Theydon Bois	Theydon Bois		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0805	Garages on Centre Drive, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0806	Graages on Lincolns Field, Epping	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0807	Graages on Longcroft Rise, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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SR-0808	Grages off Lushes Road/Lushes Court, Loughton	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0809	Grages off Blackmore Court, Waltham Abbey	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0810	Community Facility north of Station Way, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								This site has been identified as unavailable for development during the Plan period as existing uses cannot cease. It should not be allocated.
SR-0811	Site south of Hornbeam Road, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0812	Site east of Hornbeam Road, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0813	Stores at Lower Queens Road, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								Site is recommended for allocation.
SR-0814	The Woollard Centre, Roding View, Buckhurst Hill, Essex	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0815	Garages and Green at Pentlow Way, Buckhurst Hill, Essex.	Buckhurst Hill		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0816	Car park at Back Lane, Buckhurst Hill, Essex.	Buckhurst Hill	Buckhurst Hill	Housing								This site has been identified as unavailable for development during the Plan period and should not be allocated.
SR-0817	Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period. It should not be allocated for development.
SR-0818	Tennis Courts and Green Space at Boleyn Court, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								This site scores poorly against a range of criteria, including potential harm to Epping Forest SAC. Additionally, it was felt that the loss of amenity open space in this location would not be acceptable and it should not be considered further.
SR-0819	Playing Field at St Johns Church Of England Primary School, High Road, Buckhurst Hill, Essex	Buckhurst Hill	Buckhurst Hill	Housing								This site scores poorly against a range of criteria, including potential harm to Epping Forest SAC and access constraints, the latter of which it was felt could not be overcome. The site should not be considered further.
SR-0820	Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex	Chigwell	Chigwell	Housing								The landowner is promoting an overlapping site for development, which would result in the comprehensive redevelopment of the Lime Estate. It is unlikely that this area will come forward for development as a standalone site and it should not be allocated.
SR-0821	Site north of Grange Crescent, Chigwell, Essex	Chigwell		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0822	Green space at Warren Court, Chigwell, Essex	Chigwell	Chigwell	Housing								This site has been identified as unavailable for development during the Plan period and should not be allocated.

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0823	Travelodge Hotel, Chigwell Road, Chigwell, Essex.	Chigwell	Chigwell	Housing								Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period. It should not be allocated for development.
SR-0824	Volvo Car Dealership, High Road, Chigwell, Essex	Chigwell	Chigwell	Housing								This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0825	Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex	Chigwell	Chigwell	Housing								Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period. It should not be allocated for development.
SR-0826	Garage site north of Charles Street, Epping, Essex	Epping	Epping	Housing								Although the site is in a sustainable location, it was felt that residential development would be inappropriate on the site and it should not be considered further.
SR-0827	Industrial site north of Bower Terrace, Epping, Essex	Epping	Epping	Housing								This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0828	Green space south-west of Stonards Hill, Epping, Essex.	Epping	Epping	Housing								The site is an amenity space in a conservation area and serves as a gateway point to the town. Non-protected trees may constrain the development of the site and it should not be considered further.
SR-0829	Tesco Car Park, High Street, Epping, Essex.	Epping	Epping	Housing								The ownership and availability of this site is unknown and the site has not been actively marketed. It therefore should not be allocated.
SR-0830	Site east of Buttercross Lane, Epping, Essex	Epping	Epping	Housing								Although it is known that the site is in sole ownership, it will not be available for development during the Plan period and it should not be allocated.
SR-0831	Garage site, housing and green at Coronation Hill, Epping, Essex	Epping	Epping	Housing								Although it is known that the site is in sole ownership, it will not be available for development during the Plan period and it should not be allocated.
SR-0832	Tyre Service Centre, Lindsey Street, Epping, Essex	Epping	Epping	Housing								This site was identified as unavailable for development during the plan period and should not be allocated.
SR-0834	Car Park, west of High Road, Loughton, Essex	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0835	Old Epping Forest College Site, Borders Lane, Loughton, Essex	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0836	Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping.	Loughton	Loughton/Debden	Housing								Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period and it should not be allocated.
SR-0837	Alderton School, Alderton Hall Lane, Loughton, Essex	Loughton	Loughton/Debden	Housing								Although the site scores well against a range of criteria, it but it was identified by the local education authority it would be required for the expansion of Alderton School. The site should not be considered further.
SR-0838	Land at Burton Road, Loughton Broadway, Loughton, Essex	Loughton		Housing								Site identified in the SLAA as being a duplicate site.
SR-0839	Green at Jessel Drive/Mowbrey Gardens, Loughton, Essex.	Loughton		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).

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SR-0840	Retail strip at Nazeing Road, Lower Nazeing, Essex.	Nazeing	Lower Nazeing	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0841	Green at Bluemans End, North Weald Bassett, Essex	North Weald Bassett	North Weald Bassett	Housing								The site scores poorly in terms of access and there is no reasonable prospect that this constraint could be overcome. The site also scores poorly in terms of impact on settlement character. It should not be considered further.
SR-0842	Car park at The Stag pub, Brentwood Road, Chipping Ongar	Chipping Ongar	Chipping Ongar	Housing								Site is recommended for allocation.
SR-0843	Industrial site south 'The Borough', Chipping Ongar, Essex.	Chipping Ongar	Chipping Ongar	Housing								Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period and it should not be allocated.
SR-0844	Chipping Ongar Bridge Car Dealership, High Street, Chipping Ongar, Essex	Chipping Ongar	Chipping Ongar	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0845	Car Park east of High Street, Chipping Ongar, Essex	Chipping Ongar	Chipping Ongar	Housing								Although the site is in a sustainable location, it scores poorly against several criteria including settlement character and air quality. The potential loss of car parking in this location was judged unacceptable and the site should not be considered.
SR-0846	Green space at Walter Mead Close, Chipping Ongar, Essex	Chipping Ongar	Chipping Ongar	Housing								This site scores well against most criteria but it was judged that the potential loss of open amenity space in this location would be unacceptable and detrimental to the settlement character. It should not be considered further.
SR-0848	Chipping Ongar Leisure Centre, The Gables, Chipping Ongar, Essex	Chipping Ongar	Chipping Ongar	Housing								Site is recommended for allocation.
SR-0849	Tesco Express and Car Park, Coppice Row, Theydon Bois	Theydon Bois	Theydon Bois	Housing								This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0850	Commercial site south of Highbridge Street, Waltham Abbey, Essex	Waltham Abbey	Waltham Abbey	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0851	Car park at Green Yard, Waltham Abbey, Essex	Waltham Abbey	Waltham Abbey	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0852	Larsens Recreation Ground, Farm Hill Road, Waltham Abbey, Essex	Waltham Abbey		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0853	Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex	Waltham Abbey	Waltham Abbey	Housing								The availability of this site is unknown and it is not known when existing on-site uses would cease. The site is also a playing field and therefore should not be developed on. The site should not be allocated.



# ARUP Appendix B1.1 Overview of Assessment of Residential Sites

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

SR-0111

Site references in *italics* denote that this site was originally one part of a site comprising multiple parts sharing a single SLAA reference number. An amendment to the site reference was made to create a unique identifier for each site.

Site Ref	Address	Parish	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0854	Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex	Waltham Abbey	Waltham Abbey	Housing								The cumulative assessment demonstrates that there is an anticipated future shortfall of both school places in Waltham Abbey. This site has been identified as a potential expansion site for Leverton School and should not be allocated for residential use.
SR-0855	Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex	Waltham Abbey		Housing								Site identified in the SLAA as being a duplicate site.
SR-0857	C. J. Pryor Cecil House Foster Street Harlow Essex CM17 9HY	North Weald Bassett		Housing								Site subject to Major Policy Constraint.
SR-0858	47A Theydon Park Road Theydon Bois Epping Essex CM16 7LR	Theydon Bois		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0859	16 Kendal Avenue, Epping, Essex, CM16 4PW	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0860	Land at the Maltings Waterside Place Sheering Lower Road Sheering Harlow Essex CM21 9JX	Sheering		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0861	9 Hainault Road, Chigwell, Essex, IG7 6QU	Chigwell		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings), and the site is subject to extant planning permission.
SR-0862	94 Lawton Road Loughton Essex IG10 2AA	Loughton		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0864	North Weald Golf Club Rayley Lane North Weald Essex CM16 6AR	North Weald Bassett		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0865	Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN	Buckhurst Hill	Buckhurst Hill	Housing								The availability of the site is unknown and the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0866	Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Chipping Ongar, Essex, CM5 0AL	Chipping Ongar	Chipping Ongar	Housing								The availability of this site is unknown. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0867	Lucas McMullen, 258 High Road, Loughton, Essex, IG10 1RB	Loughton	Loughton/Debden	Housing								Although this site is identified as available for development during the Plan period, it was judged subsequent to the indicative capacity assessment that the site is unlikely to support the minimum 6 units necessary for allocation. The site could proceed as windfall development but should not be allocated.
SR-0868	33 Chapel Road Epping, Essex, CM16 5DS	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0869	46 Stradbroke Drive Chigwell Essex IG7 5QZ	Chigwell	Chigwell	Housing								The availability of this site is unknown and it is not known when existing on-site uses would cease. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0870	Macris Nursing Home, Coopersale Lane, Theydon Bois, Epping, Essex, CM16 7NS	Theydon Bois	Theydon Bois	Housing								The site scores poorly against several criteria and it was felt that the location of the site is too remote. Development would not be adjacent to the existing settlement and the site should not be considered further.

# ARUP

## Appendix B1.1 Overview of Assessment of Residential Sites




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Site Ref	Address	Parish	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0872	Pipers Farm, Lippitts Hill, Waltham Abbey, Essex, IG10 4AL	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0873	Rear of Mountford & Bishops Bron Oak Hill Road Stapleford Abbots Romford Essex RM4 1JL	Stapleford Abbots	Stapleford Abbots	Housing								Site is recommended for allocation.
SR-0874	Bumbles Autocare, Bumbles Green, Nazeing, EN9 2SD	Nazeing		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0875	Land adjacent to 2 Pump Lane Epping Upland Epping Essex CM16 6PP	Epping Upland		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings), and the site is subject to extant planning permission.
SR-0876	The Railway Hotel Station Road Sheering Harlow Essex CM21 9LD	Sheering		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0877	Barkers Farm, Mount End, Theydon Mount, Epping CM16 7PS	Theydon Mount		Housing								Site subject to Major Policy Constraint.
SR-0878	46 - 48 Station Road, Loughton, Essex, IG10 4NX	Loughton	Loughton/Debden	Housing								Site is recommended for allocation.
SR-0879	Poultry Farm, Norwood End, Fyfield, Chipping Ongar, Essex	Fyfield	Fyfield	Housing								The site scores poorly against several criteria, including landscape harm, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It should not be considered further.
SR-0880	Forest Place, Roebuck Lane, Buckhurst Hill, Essex, IG9 5QL	Buckhurst Hill		Housing								Site is subject to an existing continuing use, and is unavailable for development within the plan period.
SR-0881	Land to the Rear of Briar Mount, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4 1JP	Stapleford Abbots	Stapleford Abbots	Housing								The site scores poorly in terms of harm to the Green Belt, and it was felt that it would promote unsustainable development patterns. It was felt that these constraints could not be overcome and the site should not be considered further.
SR-0882	The Oaks, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL	Stapleford Abbots	Stapleford Abbots	Housing								Whilst the site was considered as potentially suitable for development, it did not fall within a category of land taken forward based on the land preference hierarchy set out in the Site Selection Methodology. The site should not proceed for further testing.
SR-0884	ASHLINGS FARM Blackmore Road Blackmore Ingatestone Essex CM4 0JU	High Ongar		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0885	1 Spring Grove, Loughton, Essex, IG10 4QA	Loughton	Loughton/Debden	Housing								Although the site is identified as available, it is not known when existing on-site uses would cease and it was judged subsequently to the indicative capacity assessment that the site is unlikely to support the minimum 6 units necessary for allocation. The site could proceed as windfall development but should not be allocated.
SR-0886	169 High Street, Epping, Essex, CM16 4BL	Epping	Epping	Housing	Retail							Although the site is identified as available, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0887	Chigwell Grange High Road Chigwell Essex IG7 6BF	Chigwell		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.
SR-0888	Shottentons Farm, Pecks Hill, Nazeing, Waltham Abbey, Essex, EN9 2NY	Nazeing		Housing								Site is subject to extant planning permission dated prior to 31st July 2016.

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Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Secondary Use	Split Site	Pre-Stage 1	Stage 1	Stage 2	Stage 3	Stage 4	Justification
SR-0889	Dane Lodge 9 Church Hill Epping Essex CM16 4RA	Epping		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0890	Land at Epping Road, Roydon, Harlow, Essex	Roydon	Roydon	Housing								Site is recommended for allocation.
SR-0891	Hobbs Cross Open Farm Hobbs Cross Road Theydon Garnon Epping Essex CM16 7NY	Theydon Garnon		Housing								Site subject to Major Policy Constraint.
SR-0892	Taylor's Gravel Lane Chigwell Essex IG7 6DQ	Chigwell		Housing								Site subject to Major Policy Constraint.
SR-0893	5 Claverhambury Kennels Claverhambury Road Waltham Abbey Essex EN9 2BL	Waltham Abbey		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0894	140/142 Manor Road, Chigwell, Essex IG7 5PR	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0895	105 Manor Road/281 Fencepiece Road Chigwell Essex IG7 5PN	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0896	126 Manor Road, Chigwell, Essex, IG7 5PR	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0897	15 Stradbroke Drive, Chigwell, Essex, IG7 5QU	Chigwell	Chigwell	Housing								This site was identified as available within the next five years. However, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0898	Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT	Chigwell	Chigwell	Housing								Site is recommended for allocation.
SR-0899	Rear Brownings Farmhouse, Gravel Lane, Chigwell, Essex, IG7 6DQ	Chigwell		Housing								Site subject to Major Policy Constraint.
SR-0900	Land north of Roding Lane, Chigwell, Essex IG7 6BE	Chigwell		Housing								Site falls below the minimum housing site threshold for both site size (0.2 hectares) and amount of development (6 dwellings).
SR-0901	Langley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								Although this site was identified as available, it was judged that other sites in Waltham Abbey were preferential hierarchically and, if these were allocated, would cumulatively provide the desired development quantum in this settlement.
SR-0902	Mile Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	Waltham Abbey	Housing								Although this site was identified as available, it was judged that other sites in Waltham Abbey were preferential in terms of the SSM hierarchy and their achievability and, if these were allocated, would cumulatively provide the desired development quantum in this settlement.
SR-0903	Waltham Abbey Swimming Pool, Roundhills, EN9 1UP	Waltham Abbey	Waltham Abbey	Housing								Site is recommended for allocation.