

F1.1 Overview of Assessment of Employment Sites

ARUP

Appendix F1.1 Overview of Assessment of Employment Sites

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

Site Ref	Address	Parish	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
EMP-0002b	Land to rear of Langston Road Industrial Estate and West of M25, Loughton, IG10 3DQ	Loughton	Loughton	Employment					Site is proposed for allocation. The allocation is based on a reduced site area. The justification for the allocation can be found in Appendix F1.5.3.
SR-0006-N	Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF	North Weald Bassett	Harlow	Employment					Site is proposed for allocation. The justification for the allocation can be found in Appendix F1.5.3.
SR-0066	Harlow Park Nursery, London Road, North Weald Bassett	North Weald Bassett	Harlow	Employment					The site scored poorly against several Stage 2 criteria including access to the site, impact on Ancient Woodland, landscape sensitivity, Green Belt harm and its relative distance from existing settlements. When taking into account existing settlement patterns and the Council's proposals for the Harlow and Gilston Garden Town, this site is and would remain in a relatively isolated location, which is not adjacent or integrated into Harlow or the Garden Communities located within this District. It was therefore considered that this site would comprise an unsustainable location for employment uses as they would not be integrated with other residential or employment development and would promote less sustainable forms of travel. The site did not proceed beyond Stage 3.
SR-0092	Latton Park, London Road, Harlow	North Weald Bassett	Harlow	Employment					The site scored poorly against several Stage 2 criteria including impacts on Ancient Woodland, impact on Ancient trees, landscape sensitivity, loss of agricultural land and the site's relative distance from existing settlements. When taking into account existing settlement patterns and the Council's proposals for the Harlow and Gilston Garden Town, this site is and would remain in a relatively isolated location, which is not adjacent or integrated into Harlow or the Garden Communities located within this District. It is therefore considered that this site would comprise an unsustainable location for employment uses as they would not be integrated with other residential or employment development and would promote less sustainable forms of travel. Whilst it is recognised that an access point will be required in the general vicinity of this site (although not through this site) to connect the Latton Priory strategic site to London Road B1393, it was considered that this could be designed sensitively to minimise the harm to the landscape and settlement character through, for example, appropriate landscape design/planting. Such an approach could not be adopted for the scale of development proposed at this site in this location. The site did not proceed beyond Stage 3.
SR-0190	Land at Luxborough Lane, Chigwell, Essex, IG7 5AA	Chigwell	Chigwell	Employment					The site scored poorly at Stage 2 in relation to Green Belt harm and its proximity to an existing settlement. It was considered that it would not be a sustainable employment location and did not proceed beyond Stage 3.
SR-0211-N	Stewarts Farm, School Road, Stanford Rivers, Ongar, Essex, CM5 9PT	Stanford Rivers		Employment					Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 6.1.
SR-0296	Land on the North Side of Luxborough Lane, Chigwell.	Chigwell		Employment					Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site was therefore not considered further. The site therefore did not proceed beyond Stage 1.

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SR-0325	Loughton, Langston Road North	Loughton	Loughton	Employment					The site scored poorly against several Stage 2 criteria including access to the site, impact on Ancient Woodland and BAP Priority Habitats and harm to Green Belt. It was considered that these constraints were unlikely to be overcome and the site did not proceed beyond Stage 3.
SR-0375-N	Galley Hill Road Industrial Estate, Waltham Abbey, EN9 2AG	Waltham Abbey	Waltham Abbey	Employment					Site is proposed for allocation. The justification for the allocation can be found in Appendix F1.5.3.
SR-0394-A1	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	High Ongar	Employment					The site scored poorly against several Stage 6.2 criteria including flood risk, impact on agricultural land and heritage assets. It was also considered that the scale of development would be out of keeping and would harm the character of High Ongar. The site did not proceed beyond Stage 6.3.
SR-0394-B1	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	High Ongar	Employment					The site scored poorly at Stage 6.2 in relation to impact on agricultural land and heritage assets. It was also considered that the intensification of employment uses in this location would be out of keeping with the character of High Ongar. The site did not proceed beyond Stage 6.3.
SR-0394-C1	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	High Ongar	Employment					The site scored poorly at Stage 6.2 across a number of criteria including Green Belt harm and landscape sensitivity, which were unlikely to be overcome. It was also considered that the site would promote unsustainable development patterns. It did not proceed beyond Stage 6.3.
SR-0409	Land at J7 of M11	North Weald Bassett	Harlow	Employment					The site scored poorly against several Stage 2 criteria including access to the site, impacts on Ancient Woodland, landscape sensitivity and Green Belt harm and the site's relative distance from existing settlements. When taking into account existing settlement patterns and the Council's proposals for the Harlow and Gilston Garden Town, this site is and would remain in a relatively isolated location, which is not adjacent or integrated into Harlow or the Garden Communities located within this District. It was therefore considered that this site would comprise an unsustainable location for employment uses as they would not be integrated with other residential or employment development and would promote less sustainable forms of travel. The site did not proceed beyond Stage 3.
SR-0508-N	Nazeing Bridge Works / Glassworks, Nazeing New Road, Broxbourne, EN10 6SY	Nazeing	Nazeing	Employment					Whilst the site is located within the Lee Valley Regional Park, it is previously developed land and the impacts to the Park were considered to be mitigable. However, the site scored poorly at Stage 6.2 in relation to flood risk as the whole site is in Flood Zone 2, and a substantial amount (80%) of the site is in Flood Zone 3a, with 3% in Flood Zone 3b. It was considered that the flood risk constraint was unlikely to be overcome and the site did not proceed beyond Stage 6.3.
SR-0543-N	Mill Lane, Ongar, CM5 0DN	High Ongar		Employment					Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site was not considered further. The site therefore did not proceed beyond Stage 6.1.

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SR-0558	Land adjacent West Hatch Academy	Chigwell	Chigwell	Employment					The site scored poorly at Stage 2 in relation to Green Belt harm and its proximity to an existing settlement. It was considered that it would not be a sustainable employment location and did not proceed beyond Stage 3.
SR-0580	Land at 42 Hoe Lane, Nazeing, EN9 2RG	Nazeing	Nazeing	Employment					This site scored poorly at Stage 2 in relation to access to the site and access to the strategic road network. Given that the site has been appraised for a primary use of B8, it was considered that these constraints were unlikely to be overcome. Furthermore, the site is located within the Nazeing and South Roydon Conservation Area and any development could cause harm. The site did not proceed beyond Stage 3.
SR-0940	North Weald Airfield, North Weald, CM16 6HR	North Weald Bassett	North Weald Bassett	Employment					Site is proposed for allocation. The justification for the allocation can be found in Appendix F1.5.3.
SR-0946	Broxlea Nursery, Nursery Road, Nazeing, Essex, EN9 2JE	Nazeing		Employment					Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site was not considered further. The site therefore did not proceed beyond Stage 6.1.