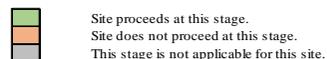


B1.1 Overview of Assessment of Residential Sites



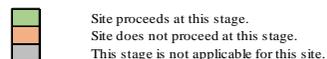
Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
16_SITE_01	Esham, Paynes Lane, Nazeing, Essex	Chigwell	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones and is constrained by Flood Risk Zone 3B, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
16_Site_02-N-A	Land North of Vicarage Lane, Chigwell, IG7 6LS	Chigwell	Tranche 2	Chigwell	Residential						The site scored poorly against several criteria at Stage 6.2, including landscape sensitivity, and it was considered that development of the site would promote unsustainable patterns of development (sprawl). This site was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, and therefore it did not proceed any further.
16_Site_02-N-B	Land North of Vicarage Lane, Chigwell, IG7 6LS	Chigwell	Tranche 2	Chigwell	Residential						The site scored poorly against several criteria at Stage 6.2, including landscape sensitivity and open space, and it was considered that development of the site would promote unsustainable patterns of development (sprawl). The site did not proceed any further. This site was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, and therefore it did not proceed any further.
16_Site_02-N-C	Land North of Vicarage Lane, Chigwell, IG7 6LS	Chigwell	Tranche 2	Chigwell	Residential						Although this site was identified as available within the first five years of the Plan period, with no identified constraints or restrictions that would prevent it coming forward for development, it was considered that other sites in Chigwell were more preferable in terms of their overall suitability, noting the constraints posed by BAP Habitat, existing allotments and landscape sensitivity. If these alternative sites were allocated, they would cumulatively provide the desired growth in this settlement. This site is therefore not proposed for allocation.
SR-0001	Prospect Nursery, Old Nazeing Road, Nazeing, Broxbourne	Nazeing	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0002	Wealdstead, Toot Hill Road, Greensted, Ongar, Essex, CM5 9LJ	Stanford Rivers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0003	Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				This site was proposed for allocation in the Draft Local Plan (2016). It was identified as available within the first five years of the Plan period, and has no identified constraints or restrictions which would prevent it coming forward for development. Responses received through the Regulation 18 Draft Local Plan consultation raised concerns about the overall level of growth proposed for North Weald Bassett. Given the site's more outlying location adjacent to the west of the village, and the Council's Local Plan Strategy aim to focus development to the north of the existing settlement, enabling a buffer to be retained between the village and North Weald Airfield, it was considered to be less suitable than other sites identified in North Weald Bassett. The site is therefore not proposed for allocation.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0004	Land opposite The White House, Middle Street, Nazeing, Essex, EN9 2LW	Nazeing	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0007	Land at Manor Road (South Side, Lambourne Road), Chigwell, Essex, IG7 5PD	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0008	Tower Nursery, Netherhall Road, Roydon	Roydon	Tranche 1	Roydon Hamlet	Residential		N/A				This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. It is in a remote location some distance from any settlement and would promote unsustainable patterns of development. It did not proceed any further.
SR-0009	Land north side of Epping Road, known as 'Halls Green'	Roydon	Tranche 1	Harlow	Residential		N/A				SR-0009 forms strategic site Q. AECOM's assessment in 2016 considered this site to be unsuitable due to the isolation of the site and the likely significant impacts on the environment and heritage assets. The site was considered through the site selection process at stage 6.3 in 2017. This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0010	Leaside Nursery, Sedge Green, Nazeing, Essex	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0011	St. Leonards Road, Nazeing, Essex (Known as 'Perry Hill')	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0012	Land to the south of 62 Hoe Lane, Abridge, Romford, Essex, RM4 1AU	Lambourne	Tranche 1	Abridge	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0014	Land adjoining 40A Hainault Road, Chigwell, Essex, IG7 6QX	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0015	Providence Nursery, Normandy Nursery and Sarina Nursery	Waltham Abbey	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0016	Culora, Beechview Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH	Waltham Abbey	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0017	Home Farm, Chigwell Lane, Chigwell	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0019	Side of Argosons, Kents Lane, Kents lane Nursery, North Weald, Epping, CM16 6AX	Moreton, Bobbingworth and the Lavers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0020-N	Land at Paternoster Hill, Waltham Abbey, Essex, EN9 3JY	Waltham Abbey	Tranche 2	Waltham Abbey	Residential						<p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it included land located within Flood Risk Zones 2, 3a and 3b and there are a sufficient number of sites within the settlement that are ranked more favourably. While additional information was submitted by the site promoter in relation to this site in response to the Draft Local Plan (2016) consultation around flood defence work undertaken, which may reduce the extent of land subject to higher flood risk zones, the site selection assessment has drawn on the most up-to-date flood risk mapping produced and verified by the Environment Agency.</p> <p>However, the suitability of the site was considered at Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. This site scored poorly against several criteria in addition to flood risk including Green Belt harm, and impact on landscape, BAP Priority Habitats and Local Wildlife sites. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, including around flood risk, and therefore the site did not proceed any further.</p>
SR-0021	Land lying to the north of Honey Lane and west of Mason Way, Ninefields, Waltham Abbey, Essex	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				<p>This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.</p>
SR-0023i	Weald Place Farm, Thornwood, Epping, Essex	North Weald Bassett	Tranche 1	Thornwood	Residential		N/A				<p>This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.</p>
SR-0023ii	Weald Place Farm, Thornwood, Epping, Essex	North Weald Bassett	Tranche 1		Residential		N/A				<p>Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.</p>
SR-0025	Brook Farm, Stapleford Road, Stapleford Abbots, Essex	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential		N/A				<p>This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. It was considered that it would promote unsustainable development patterns, ribbon development away from the settlement edge. The site did not proceed any further.</p>
SR-0026A	Land to east of Theydon Bois London Underground station, north of Abridge Road	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				<p>Although this site was identified as available, it has a complex ownership pattern and it is not clear whether all landowners are supportive of development. Additionally, one of the landowners is promoting an overlapping site for development. The site is not proposed for allocation.</p>



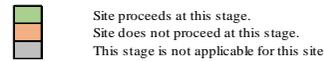
Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0026B	Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois	Theydon Bois	Tranche 1	Theydon Bois	Residential	Green	N/A	Green	Green	Orange	Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period it is not proposed for allocation. Responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community as a result of the scale of growth proposed. Additionally the Conservators of Epping Forest raised concerns around the overall scale of growth proposed in Theydon Bois, which is located in close proximity to the Epping Forest SAC, and the potential effects arising from recreational pressure and air quality. The Conservators identified the need for a SANG to compensate for the scale of growth, which may adversely affect the deliverability of the site. It was considered that other sites in Theydon Bois were more preferable in terms of their overall suitability and if allocated they would provide the desired growth in the settlement. This site is not proposed for allocation.
SR-0026C	Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois	Theydon Bois	Tranche 1	Theydon Bois	Residential	Green	N/A	Green	Green	Orange	Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period it is not proposed for allocation. Responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community as a result of the scale of growth proposed. Additionally the Conservators of Epping Forest raised concerns around the overall scale of growth proposed in Theydon Bois, which is located in close proximity to the Epping Forest SAC, and the potential effects arising from recreational pressure and air quality. The Conservators identified the need for a SANG to compensate for the scale of growth, which may adversely affect the deliverability of the site. It was considered that other sites in Theydon Bois were more preferable in terms of their overall suitability and if allocated they would provide the desired growth in the settlement. This site is not proposed for allocation.
SR-0027	Woodgrange Poultry Farm, 52 Ongar Road, Abridge, Essex, RM4 1UH	Lambourne	Tranche 1	Abridge	Residential	Green	N/A	Green	Orange	Grey	This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0028	Land adjacent to Waterman's Way North Weald	North Weald Bassett	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0032	Land at Lower Sheering	Sheering	Tranche 1	Lower Sheering	Residential	Green	N/A	Green	Green	Green	Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0033	Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU	Sheering	Tranche 1	Sheering	Residential	Green	N/A	Green	Green	Green	Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0034	Land to east of Waltham Abbey	Waltham Abbey	Tranche 1	Waltham Abbey	Residential	Green	N/A	Green	Orange	Grey	This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0036	Land at Blumans, North Weald (north/south of A414)	North Weald Bassett	Tranche 1	North Weald Bassett	Residential	Green	N/A	Green	Green	Green	Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0037	Land off Chigwell Road, Chigwell, Essex	Chigwell	Tranche 1	Chigwell	Residential		N/A				<p>This site falls within a strategic option which was considered to be less suitable.</p> <p>This site was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. The site however scored poorly against several criteria, including impact on BAP habitats, Green Belt harm and contamination. Although the site could contribute to five-year housing land supply, it was considered that this benefit did not override the constraints identified. The site did not proceed any further.</p>
SR-0038	Land at Tylers Cross Farm, Water Lane, Tylers Cross, Harlow	Roydon	Tranche 1	Harlow	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0039	Land at Bourne Farm, Water Lane, Tylers Cross, Harlow	Roydon	Tranche 1	Harlow	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0040	Land to the rear of 11 Woodfield Terrace and The Lodge, Thornwood Common, Near Epping, Essex, CM16 6LL	North Weald Bassett	Tranche 1		Residential		N/A				Part of site is within the Settlement Buffer Zone is constrained by Flood Risk Zone 3B, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0042A	Land to the rear of 11 Woodfield Terrace and The Lodge, Thornwood Common, Near Epping, Essex, CM16 6LL	North Weald Bassett	Tranche 1	Thornwood	Residential		N/A				Although this site scored well at Stage 2 in terms of access to bus services, it is in a remote and isolated location and would not promote sustainable development patterns and development may harm the surrounding landscape. The site did not proceed any further.
SR-0043	Land at Weald Hall Lane, Thornwood	North Weald Bassett	Tranche 1	Thornwood	Residential		N/A				Although this site was identified as suitable and available, it was considered that, on balance, other sites in Thornwood were more preferable in terms of suitability, noting in particular the potential harm to the settlement pattern and character. If allocated, these alternative sites would cumulatively provide the desired growth in this settlement. This site is not proposed for allocation.
SR-0044i	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	Waltham Abbey	Tranche 1	High Beech	Residential		N/A				This site scored poorly against several criteria at Stage 2, including harm to internationally protected sites (specifically Epping Forest). It would represent large scale development in an unsustainable location and therefore did not proceed any further.
SR-0044ii	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	Waltham Abbey	Tranche 1	High Beech	Residential		N/A				This site would not support the minimum development threshold for allocation in the Local Plan (6 units).
SR-0045-N	Land at Little West Hatch and Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BS	Chigwell	Tranche 2	Chigwell	Residential						<p>This site falls within a strategic option which was considered to be less suitable.</p> <p>The site was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints previously identified and therefore, with the exception of the part of the site which is previously developed land (considered under site reference SR-0478B), it did not proceed any further.</p>
SR-0046A-N	Latton Priory Farm, London Road, Harlow, Essex, CM18 7HT	North Weald Bassett	Tranche 2	Harlow	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0047	Land to East of Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JH	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential		N/A				This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. The site is detached from the settlement edge by a buffer of non-designated trees, which may be lost if the site was developed. It did not proceed any further.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0048	Land North of Ongar Road, Fyfield, Ongar Essex	Fyfield	Tranche 1	Fyfield	Residential		N/A				This site scored poorly at Stage 2 in terms of landscape sensitivity and it was considered that it would promote unsustainable development patterns, as well as a scale of development that would harm the character of the village. It did not proceed any further.
SR-0049	Land south-east of Ongar Road, Fyfield, Essex	Fyfield	Tranche 1	Fyfield	Residential		N/A				This site was proposed for allocation in the Draft Local Plan (2016). While it was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development, on balance it was considered that an alternative site assessed in Fyfield through Stage 6.4 (SR-0935) was more suitable and would provide for a scale of growth that is more appropriate to the settlement. The site is not proposed for allocation.
SR-0050i	Land to East of Fyfield, Fyfield	Fyfield	Tranche 1	Fyfield	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape sensitivity. It was considered that it would promote unsustainable development patterns, ribbon development in an isolated location. The site did not proceed any further.
SR-0050ii	Land to east of Fyfield, Fyfield	Fyfield	Tranche 1	Fyfield	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape sensitivity. It was considered that it would promote unsustainable development patterns of ribbon development in a location that relates poorly to the existing settlement.
SR-0051	Land to south of A414 Chelmsford Road, Ongar, Essex	Ongar	Tranche 1	Ongar	Residential		N/A				<p>This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p> <p>The site was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints previously identified and therefore it did not proceed further.</p>
SR-0052A-N	Land at East End Farm, Harlow, Essex, CM19 5HG	Roydon	Tranche 2	Harlow	Residential						<p>SR-0052A-N broadly aligns with strategic site P. AECOM's assessment in 2016 considered the site to be unsuitable for residential development due to its location in an area of high tranquillity, the potential to impact existing views, environmental constraints and likely difficulties connecting to existing infrastructure.</p> <p>The site was considered through the site selection process at stage 6.3 in 2017. This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p>



Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0052B-N	Land at East End Farm, Harlow, Essex, CM19 5HG	Roydon	Tranche 2	Harlow	Residential						SR-0052B-N broadly aligns with strategic site S. AECOM's assessment of strategic site S noted that it provides significant regeneration potential, and likely impacts upon the Green Belt and environmental constraints could be mitigated through positive design. However, a wider package of local highway and junction improvements would likely be required in western Harlow to ensure the site is functionally integrated with the town. AECOM's assessment in 2016 considered the site to be potentially suitable for residential development but it was recommended not to allocate as a result of the site's connectivity/integration issues with surrounding residential areas. The site was considered through the site selection process at stage 6.3 in 2017. This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0054i	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	Tranche 1	High Ongar	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0054ii	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	Tranche 1	High Ongar	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0054iii	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	Tranche 1	High Ongar	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0055	Land between A414 and High Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape and Green Belt harm. It was considered that it would promote unsustainable development patterns of ribbon development in a location that relates poorly to the existing settlement.
SR-0056	Land to west of Miller's Lane, Chigwell Row, Essex	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0058	Land to North of Clay's Lane, Loughton, Essex, IG10 2RZ	Loughton	Tranche 1	Loughton	Residential		N/A				This site scored poorly across a range of criteria at Stage 2, including harm to Epping Forest Buffer Land. It may also cause unacceptable harm to the Green Belt which cannot be mitigated by promoting coalescence between Loughton and Theydon Bois.
SR-0060	Land at Patches Farm, Waltham Abbey	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0061A	Land adjacent to north and south of A121, south of Waltham Abbey	Waltham Abbey	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.

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.

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0063-N	Former Haulage Yard, Sewardstone Hall, Sewardstone Road, Sewardstone, London, E4 7RH	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0064	Sedge Green Nursery, Sedge Green, and Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0064-N	Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	Nazeing	Tranche 2	Lower Nazeing	Residential						This site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is medium value Green Belt land adjacent to the settlement and it is located within the Lee Valley Regional Park; and there are a sufficient number of sites within the settlement that are ranked more favourably than this site. The site did not proceed any further.
SR-0065-A1	Land at Honey Lane, Waltham Abbey, EN9 3AY	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0065-B1	Land South of Honey Lane, Waltham Forest, EN9 3BA	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0065-C1	Land to South of Honey Lane, Waltham Abbey, Essex, EN9 3BA	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0067i	Land to the west of Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0067iiA	Land to the west of Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape sensitivity, impact on heritage assets, impact on Local Wildlife Sites and Green Belt harm. When considered together with the site layout constraints posed by identified flood risk to the west of the site, it was considered that these constraints were unlikely to be overcome. The site did not proceed.
SR-0067iiB	Land to the west of Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, sets out the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0068-N	Land West of Summers and North of Epping Road, Harlow, Essex, EN9 2DH	Roydon	Tranche 2	Harlow	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0069	Land at Ivy Chimneys Road, Epping	Epping	Tranche 1	Epping	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0069/33	Land South of Epping	Epping	Tranche 1	Epping	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0070	Land at Forest Drive, Theydon Bois	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0071	Land at Standards Hill, Epping	Epping	Tranche 1	Epping	Residential		N/A				This site was proposed for allocation in the Draft Local Plan (2016). However, responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community. On balance, it was considered that other sites in Epping (in particular those proposed around South Epping) were more preferable in terms of their overall suitability, noting the constraints posed by BAP Habitats, landscape sensitivity and TPOs. The indicative capacity assessment noted that the site capacity should be reduced as a result of these constraints. If alternative sites in the South Epping Masterplan Area were allocated they would cumulatively provide the desired growth in the settlement and better support the emerging Epping Neighbourhood Plan. This site is not proposed for allocation.
SR-0072	Land at Tylers Farm [271 High Road], North Weald	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0073	Land to the East of the M11, Sheering	Sheering	Tranche 1	Sheering	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0074	Land to the east of the A414, New House Farm, Harlow	North Weald Bassett	Tranche 1	Harlow	Residential		N/A				SR-0074 forms the northern part of strategic site K. AECOM's assessment of strategic site K found that the site falls within a HSE middle buffer area and is subject to landscape and Green Belt considerations. AECOM's assessment in 2016 considered the site to be probably unsuitable for residential development. On this basis the site has not been identified to accommodate strategic growth in and around Harlow. The site was considered through the site selection process in 2017. It scored poorly against several criteria at Stage 6.2, including landscape sensitivity, Green Belt harm, and settlement character sensitivity. The site would promote unsustainable development patterns in a remote location and did not proceed any further.
SR-0075	Land to the north of Church Road, Ongar	Moreton, Bobbingworth and the Lavers	Tranche 1	Moreton	Residential		N/A				This site is in a less sustainable location, distant from a range of public services, and scored poorly across many criteria at Stage 2. It was considered that the identified contamination constraint could not be mitigated. The site did not proceed any further.
SR-0076	Land south of Vicarage Lane, North Weald	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				This site is part of a larger site (SR-0158A) which was identified as suitable for allocation and it is unlikely that this site would come forward as a standalone development. It is therefore not proposed for allocation.
SR-0077	Land at Thornwood Common, North Weald, Essex	North Weald Bassett	Tranche 1	Thornwood	Residential		N/A				This site is in a remote location and relates poorly to the settlement in terms of its scale and configuration. Additionally, it is not considered to be in a sustainable location and did not proceed any further.
SR-0078i	Sovereign Fields, Bury Road, Sewardstonebury Chingford, London, E4 7QN	Waltham Abbey	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0078ii	Sovereign Fields, Bury Road, Sewardstonebury Chingford, London, E4 7QN	Waltham Abbey	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0080	Coppice Farm, Coppice Row, Theydon Bois, Essex, CM16 7OS	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0081	Hamlet Hill Land, Hamlet Hill, Roydon, Essex	Roydon	Tranche 1	Roydon Hamlet	Residential		N/A				This site scored poorly across a range of criteria, including landscape and Green Belt harm, and it was felt that it would represent an unsustainable pattern of growth. The site should not be considered further.
SR-0082	Weald Bridge Nursery, Kents Lane, North Weald, Essex	Moreton, Bobbingworth and the Lavers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0084	Pendowe and Grange Hill Nursery, Sewardstone Road Daines Nursery, Sewardstone Nursery, Pritchard's Nursery, Mott Street Nursery, Cedar Lodge, Mott Street, London E4	Waltham Abbey	Tranche 1	Sewardstone	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0084-N	Pritchards Nursery, Mott Street, Waltham Abbey, London, E4 7RW	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0085	Former Royal Gunpowder Factory Site, Beaulieu Drive, Waltham Abbey, Essex, EN9 1JY	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0087	Pound Field, Bell Common, Epping, Essex	Epping	Tranche 1	Epping	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0088	Land in School Lane, Chigwell	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0089A	Land Lying to the west side of Galley Hill Road, Northern Portion	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0090	Land to east of Longfields, Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0090-N	Land to East of Longfields	Ongar	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0094	Land at North of Villa Nursery, Reeves Lane, Roydon, Essex	Roydon	Tranche 1	Roydon Hamlet	Residential		N/A				This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. It would promote unsustainable patterns of development in a remote location and did not proceed any further. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0095	Merry Weather Nursery, Reeves Lane, Roydon, Essex	Roydon	Tranche 1	Roydon Hamlet	Residential		N/A				This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. It would promote unsustainable patterns of development in a remote location and did not proceed any further. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0096	Villa Nursery, Reeves Lane, Roydon, Essex	Roydon	Tranche 1	Roydon Hamlet	Residential		N/A				This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. It would promote unsustainable patterns of development in a remote location and did not proceed any further.
SR-0098-N	Land bounded by Hainault Road, Courtland Drive/Chigwell Brook and the London Underground Line, Chigwell, Essex, IG7 6QX	Chigwell	Tranche 2		Residential						With the exception of the site access, the site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0099	Lea Valley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0101	Netherbowers, Perry Hill, Nazeing, Essex	Nazeing	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0102	Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0104	Land adjoining Parklands, Waltham Abbey	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0107	Land at Epping and Parsloe Road, Roydon, Essex (Blakes Farm)	Roydon	Tranche 1	Harlow	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0108	Land to west of Chigwell Park Drive and to north of Luxborough Lane, Chigwell	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0109	Richmonds Farm, Parsloe Road, Epping Green, CM16 6QB	Roydon	Tranche 1	Harlow	Residential		N/A				Although the site was identified as available, it is not known when existing on-site uses would cease. Furthermore, it was considered that the site's more outlying location in relation to existing communities made it less preferable when compared with other residential sites in the area, which were considered to be more integral to the spatial integration and coherence of the proposed Strategic Masterplan. On balance, it was considered that other sites in the Water Lane area were more preferable in terms of their overall suitability and achievability, and the site is not proposed for allocation .
SR-0111	Oaks Farm Land, Vicarage Lane, Chigwell, Essex	Chigwell	Tranche 1	Chigwell	Residential		N/A				The site scored poorly at Stage 2 in terms of its landscape sensitivity and potentially very high harm to the Green Belt. While the site is adjacent to the existing settlement, it was considered that it would promote unsustainable patterns of development (sprawl). It did not proceed any further.
SR-0112-N	Land to the West of Stanford Rivers Road, Ongar, Essex, CM5 9EP	Ongar	Tranche 2	Ongar	Residential						The site was identified as available within the first five years of the Plan period, and there are no identified restrictions which would prevent it coming forward for development. However, it was considered that other sites in Ongar would enable the Council to focus growth to the north of the settlement, which is the preferred location for growth. While it is proposed to allocate a limited number of residential units in the south of the settlement in order to provide the desired growth for allocation, this site could only be accessed via Stanford Rivers Road. It was considered that this access could not be achieved without causing harm to an identified BAP Habitat. As such, this site was considered to be less preferable compared to other sites to the south of the settlement and therefore is not proposed for allocation.
SR-0113A	Land South of Brook Road, Epping	Epping	Tranche 1	Epping	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0113B	Land to the South of Brook Road, Epping	Epping	Tranche 1	Epping	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0115	Metropolitan Police Chigwell Sports Club, Chigwell Hall, High Road, Chigwell, Essex, IG7 6BD	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site scored poorly against several criteria at Stage 2, including harm to the Green Belt, heritage and traffic impact. Cumulatively, it was considered that these constraints make the site unsuitable for allocation and it did not proceed any further.
SR-0116	Land to the rear of Oakley Hall, Nazeing	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0117	The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW	Roydon	Tranche 1	Roydon	Residential		N/A				This site is reliant on adjacent land to enable development to be brought forward. Adjacent sites were identified as unsuitable for development, which would impact upon its deliverability as a standalone site. It is not proposed for allocation.
SR-0120	Bowes Field, Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0121	Land at Sheering Lower Road, Sawbridgeworth	Sheering	Tranche 1	Lower Sheering	Residential		N/A				Although this site was identified as available for development during the Plan period, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. It is not proposed for allocation.
SR-0122	Dreams, Beech Road, Willingale, Essex	Willingale	Tranche 1	Willingale	Residential		N/A				This site scored poorly at Stage 2 in terms of landscape sensitivity and is in an unsustainable location, distant from public transport and services. It did not proceed any further.
SR-0123	School Lane, Beauchamp Roding, Fyfield, Essex	Abbess Beauchamp and Berners Roding	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0124	Wood Field, Dunmow Road, Beauchamp Roding, Essex	Abbess Beauchamp and Berners Roding	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0125	Brick Kiln, Downhall Road, Matching Green, Essex	Matching	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0126	Stonals, Wardens Hall, Willingale, Essex	Willingale	Tranche 1	Willingale	Residential		N/A				This site scored poorly at Stage 2 in terms of potential landscape sensitivity and is in an unsustainable location, distant from public transport and services. It did not proceed any further.
SR-0127	Church Field, Willingale, Essex	Willingale	Tranche 1	Willingale	Residential		N/A				This site scored poorly at Stage 2 in terms of potential landscape sensitivity and is in an unsustainable location, distant from public transport and services. It did not proceed any further.
SR-0128	Heron's Farm, Heron's Lane, Fyfield, Essex, CM5 0RQ	Fyfield	Tranche 1	Fyfield	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape sensitivity, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It did not proceed any further.
SR-0129	The Nursery, School Lane, Magdalen Laver, Essex	Moreton, Bobbingworth and the Lavers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0130	Church Field (1ha site), Willingale, Essex	Willingale	Tranche 1	Willingale	Residential		N/A				This site scored poorly at Stage 2 in terms of potential landscape sensitivity and is in an unsustainable location, distant from public transport and services. It did not proceed any further.
SR-0131	Heron's Farm, Heron's Lane, Fyfield, Essex, CM5 0RQ	Fyfield	Tranche 1	Fyfield	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape sensitivity, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It did not proceed any further.
SR-0132Ai	Land north-east of Woodbury Down, Epping	Epping	Tranche 1	Epping	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0132Aii	Land north-east of Lindsey Street (B181) and west of High Road (B1393), Epping	Epping Upland	Tranche 1	Epping	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0132Bi	Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping	Epping	Tranche 1	Epping	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0132Bii	Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping	Epping	Tranche 1	Epping	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0132Biii	Lane west of Bury Lane, north of Epping Cemetery, Epping	Epping Upland	Tranche 1	Epping	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0132Ci	Epping Sports Club, Lower Bury Lane	Epping	Tranche 1	Epping	Residential		N/A				This site was proposed for allocation in the Draft Local Plan (2016). However, responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community. It was considered that other sites in Epping were more preferable in terms of their overall deliverability, noting the timescales for the availability of this site and its more marginal viability. If the alternative sites in Epping were allocated they would cumulatively provide the desired growth in the settlement and better support the emerging Epping Neighbourhood Plan. The site is not proposed for allocation.
SR-0132Cii	Land west of Bury Lane, Epping	Epping Upland	Tranche 1	Epping	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0133i-A1	Land at Great Owl Road, Chigwell, Essex, IG7 6AL	Chigwell	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0133i-B1	Land North of Roding Lane, Chigwell, Essex, IG7 6BN	Chigwell	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0133ii-N	Land at Lower Queens Road, Buckhurst Hill, Essex, IG9 6DS	Buckhurst Hill	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0134-N	Beech Farm, High Road, Loughton, Essex IG10 4JJ	Loughton	Tranche 2	Loughton	Residential						<p>This site scored poorly at Stage 2 in terms of its proximity to Epping Forest SAC and harm to the Green Belt. Additionally, the site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferred because it lies within strongly performing Green Belt, and there are a sufficient number of sites within the settlement that are ranked more favourably. The site did not proceed any further.</p> <p>The site was identified as potentially being able to contribute to the Council's five year housing land supply. However, it was considered that this benefit did not override the constraints identified at Stage 2 or the site's position in the land preference hierarchy and therefore it did not proceed any further.</p>
SR-0135A	Stoneyfield, Hoe Lane, Nazeing	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0135B	Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0136	Burleigh Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0138	Northfield Nurseries, Sewardstone Road, E4 7RG	Waltham Abbey	Tranche 1	Sewardstone	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0139	Riddings Lane, Hastingwood Road, Hastingwood, North Harlow, Essex, CM18 7HT	North Weald Bassett	Tranche 1	Harlow	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0140	Hill Farm Nursery, Hamlet Hill, Roydon, Harlow, Essex	Roydon	Tranche 1	Roydon Hamlet	Residential		N/A				This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. The site is in a remote location which would not support sustainable growth patterns at the proposed scale. Non-protected trees would further constrain any development.
SR-0142	Beale Oaken, Tylers Road, Roydon Hamlet, Essex	Roydon	Tranche 1	Tylers Cross	Residential		N/A				This site scored poorly against several criteria at Stage 2, including harm to the Green Belt and it was considered that this constraint was unlikely to be overcome. The site would promote unsustainable patterns of development and did not proceed any further.
SR-0145	Cecil House, Foster Street, Harlow Common, CM17 9HY	North Weald Bassett	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0146C-N	Land East of Harlow, North of Church Langley and South of Sheering Road, Harlow, Essex, CM17 0NG	Sheering	Tranche 2	Harlow	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0147	Land to the north boundary of Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0149	Tudor House, High Road, Thornwood, with adjacent land.	North Weald Bassett	Tranche 1	Thornwood	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0150	The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0152	Lakeside Nursery, Pecks Hill, Nazeing, EN9 2NW	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0153	Land north of Stewards Green Road, Epping	Epping	Tranche 1	Epping	Residential		N/A				This site was proposed for allocation in the Draft Local Plan (2016). The site was considered to be available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development. At the settlement level, growth to the south of Epping was considered to be more preferable in terms of landscape sensitivity and Green Belt harm compared with other strategic options around the settlement. If these alternative sites were allocated they would cumulatively provide the desired growth in the settlement and better support the emerging Epping Neighbourhood Plan. The site is not proposed for allocation.
SR-0154	Land behind Rose Cottage, Toot Hill, Ongar	Stanford Rivers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0155	Land at Junction of Nine Ashes Road and Woolmongers Lane, Paslow Common, Ingatestone, Essex, CM4 0JX	High Ongar	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0156	Paslow Common Farm, Nine Ashes Road, Paslow Common, Ingatestone, Essex	High Ongar	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0157	Mount Pleasant House, Harlow Road, Roydon, Essex	Roydon	Tranche 1	Harlow	Residential		N/A				SR-0157 is related to adjacent site SR-0052A-N (strategic site P) which was considered by AECOM's assessment in 2016 to be unsuitable for residential development. This site was considered during Stage 6.3 of the site selection process in 2017. It falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0158A	Land at North Weald Bassett, South of Vicarage Lane	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0158B	Vicarage Lane/ east/west of Church Lane (east of Merlin Way), North Weald	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0160	Fernbank Nursery, Nazeing Road, Nazeing, Essex	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0161-N	Pickfield Nursery, Pick Hill, Waltham Abbey, Essex, EN9 3LB	Waltham Abbey	Tranche 2	Waltham Abbey	Residential						<p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it included land located within Flood Risk Zones 2, 3a and 3b and there are a sufficient number of sites within the settlement that are ranked more favourably. While additional information was submitted by the site promoter in relation to this site in response to the Draft Local Plan (2016) consultation around flood defence work undertaken, which may reduce the extent of land subject to higher flood risk zones, the site selection assessment has drawn on the most up-to-date flood risk mapping produced and verified by the Environment Agency.</p> <p>The suitability of the site was considered at Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. This site scored poorly against several criteria in addition to flood risk including Green Belt harm, landscape sensitivity, BAP Priority Habitats and Local Wildlife sites. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, including around flood risk, and therefore the site did not proceed any further.</p>
SR-0162	Land lying to the east of the Crooked Mile, adjacent to Clapgate Lane/ Eagle Gate	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site scored poorly against several criteria at Stage 2, including impact on Epping Forest Buffer Land, impact on Local Wildlife Sites and settlement character sensitivity. Additionally, it is in a remote location separated from the edge of Waltham Abbey. It was considered that the site relates poorly to the edge of the settlement and proposed a scale of development that would be inappropriate in this location. Therefore, it did not proceed any further.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0164	Esham, Paynes Lane, Nazeing, Essex	Nazeing	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones and is constrained by Flood Risk Zone 3B, which are Major Policy Constraints. The site was not therefore considered further.
SR-0165	Home Farm, Copped Hall Estate, Epping, Essex, CM16 5HS	Epping Upland	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0166	Spinney Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0167	Belmont, Hamlet Hill, Roydon	Roydon	Tranche 1	Roydon Hamlet	Residential		N/A				This site scored poorly against several criteria at Stage 2, including harm to the Green Belt and it was considered that this constraint was unlikely to be overcome. The site would promote unsustainable patterns of development and did not proceed any further.
SR-0169	The Old Coal Yard, off 32 High Street, Roydon	Roydon	Tranche 1	Roydon	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0170A	Land off Mount Road, Theydon Mount, Epping	Theydon Mount	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0170B	Barkers Farm, Mount End, Theydon Mount, Epping CM16 7PS	Theydon Mount	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0172	Vine Cottage, Betts Lane, Nazeing, EN9 2DA	Nazeing	Tranche 1	Nazeing	Residential		N/A				This site scored poorly at Stage 2 in terms of harm to the Green Belt and it is unlikely that this constraint could be overcome. The site is in an unsustainable location and the standard of the local road network is noted as being poor. It did not proceed any further.
SR-0175	Site adjoining 'Covers Mead' Toot Hill, Ongar, Essex	Stanford Rivers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0176	St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0179	Part of North Weald Golf Club, Rayley Lane, North Weald, Essex, CM16 6AR	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				<p>The site was subject to detailed feasibility work as part of the North Weald Bassett Masterplanning Study. The Study concluded that the site was too remote from the edge of the existing settlement and airfield to be included in the Masterplan area. Additionally, the site scored poorly against several criteria at Stage 2, including flood risk. The proposed development scale would harm the settlement character and promote an unsustainable development pattern in an isolated location, detached from the existing settlement.</p> <p>This site did not proceed to Stage 4 of the site selection process in 2016 as it was considered to be less suitable. However it was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five-year housing land supply, it was considered that this benefit did not override the constraints previously identified and therefore it did not proceed any further.</p>
SR-0181	Mill Lane, High Ongar, CM5 9RQ	High Ongar	Tranche 1	High Ongar	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0182	Lignacite Ltd, Meadgate Works, Nazeing, Waltham Abbey, Essex, CM19 5EG	Nazeing	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0183	Land to the East of Old Ongar County Secondary School, High Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape sensitivity and Green Belt harm. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further.
SR-0184	0.96 ha plot of land adjacent to High Ongar Road, High Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0184-N	0.96 ha plot of land adjacent to High Ongar Road, High Ongar	Ongar	Tranche 2	Ongar	Residential						This site was identified as available within the first five years of the Plan period. There is uncertainty over when on-site uses would cease, but it was considered that no other restrictions or constraints were identified which would prevent the site coming forward for development. However, it was considered that development of the site would reinforce an unsustainable, ribbon development pattern and contribute to the merging of Ongar and High Ongar. The site is not proposed for allocation.
SR-0185	Plot of land adjacent to High Ongar Road, High Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0185-N	Plot of land adjacent to High Ongar Road, High Ongar and 12 Fyfield Road, Ongar, CM5 0AH	Ongar	Tranche 2	Ongar	Residential						This site was identified as available within the first five years of the Plan period. Restrictive wayleaves were identified, but it was considered that these could be overcome. However, while it is known that the owner of the smaller part of the site (SR-0185) does not object to a coordinated development, it is unknown whether there is agreement from the developer who is promoting the larger part of the site to include this area within the proposed development. This may affect the deliverability of the site and it is therefore not proposed for allocation.
SR-0186	Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0188	Land to the Rear of Albany House, Epping New Road, Buckhurst Hill	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				This site scored poorly across a number of criteria at Stage 2, including potential harm to Epping Forest SAC. The site also relates poorly to the existing settlement. It was considered that these constraints could not be mitigated. The site did not proceed any further.
SR-0189	Land at Hoe Lane/New Farm Drive, Abridge, Essex	Lambourne	Tranche 1	Abridge	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape sensitivity, and would promote unsustainable development patterns in an isolated location detached from the village. The site did not proceed any further.
SR-0191	Royd, St Leonards Road, Nazeing	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0192-N	Land at Millhouse Farm, Theydon Road, Epping, CM16 4DL	Epping	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0193	Land adjacent to Hydes Farm, Epping Lane, Abridge, Essex	Theydon Garnon	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0194	Littlefields, 60 Stewards Green Road, Epping, Essex	Epping	Tranche 1	Epping	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape sensitivity. It is in a remote location outside Epping and would promote unsustainable patterns of development. This site did not proceed any further.
SR-0195B	Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				This site was proposed for allocation in the Draft Local Plan (2016). Although the site was identified as available within the first five years of the Plan period, and has no identified constraints or restrictions which would prevent it coming forward for development, it was considered to be less critical to the delivery of development in the settlement as a result of its more outlying location to the north of the A414 and relative detachment from North Weald Bassett (it forms part of Scenario B Option 3 in the North Weald Bassett Masterplanning Study and is adjacent to Tylers Green). It was considered that other sites in North Weald Bassett could make a greater contribution to achieving the Council's aspirations for North Weald Bassett which seeks to promote growth to the north of the existing settlement but south of Vicarage Lane and the A414. If these sites were allocated they would cumulatively provide the desired growth in this settlement. This site is therefore not proposed for allocation.
SR-0196	Field adjacent to Fairlight, Little Laver Road, Nr Matching Green	Moreton, Bobbingworth and the Lavers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0197	Land adjacent to Kingsmead, Epping Road, Roydon, Essex	Roydon	Tranche 1	Roydon	Residential		N/A				Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period, with limited identified constraints or restrictions (aside from a potential constraint around the existing access), it is not proposed for allocation. An amended, larger, site area (SR-0197-N) was received by the Council, which included this site. This site was assessed separately and is proposed for allocation.
SR-0197-N	Kingsmead School, Epping Road, Roydon, Essex, CM19 5HU	Roydon	Tranche 2	Roydon	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0199	Site of 19 Lambourne Road and adjacent plot	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site scored poorly against several criteria at Stage 2 and it was considered that it would promote unsustainable patterns of development/ribbon development away from the settlement edge. The site did not proceed any further.
SR-0200	Plot of approx. 40 acres, to west of Vicarage Lane	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0203	Randalls Yard, Woodside, Thornwood Common	North Weald Bassett	Tranche 1	Thornwood	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0205	Land adjacent Maybanks Farm (site C), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Stanford Rivers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0206	Land adjacent Maybanks Farm (site A), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Stanford Rivers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0207	Land adjacent Maybanks Farm (site B), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Stanford Rivers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.

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

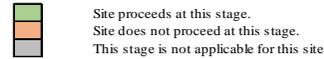
Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0208	Theydon Place, Epping	Epping	Tranche 1	Epping	Residential		N/A				This site was proposed for allocation in the Draft Local Plan (2016). While it was considered to be available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development, the indicative capacity assessment noted that the capacity is reduced due to the presence of BAP Habitats and TPOs. On balance, it was considered that other sites in Epping were more preferable in terms of their overall suitability, and if these sites were allocated they would cumulatively provide the desired growth in the settlement. The site is therefore not proposed for allocation.
SR-0212	Lea Bank Nursery, Sedge Green, Roydon, Essex, CM19 5JS	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0213	Bettina Nursery and Ashley Nursery, Sedge Green, Roydon, CM19 5JS	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0216	Site adjacent to Council Houses, Berners Roding, North Ongar, Essex	Abbess Beauchamp and Berners Roding	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0217	Site adjacent to Poplar Cottages, Berners Roding, Near Ongar, Essex	Abbess Beauchamp and Berners Roding	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0218	Chigwell Row Nurseries, Gravel Lane, Chigwell, IG7 6DQ	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site scored poorly against several criteria at Stage 2 and it was considered that the location of the site is too remote. Development would not be adjacent to the existing settlement. The site did not proceed any further.
SR-0219	Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0220	1-2 Marconi Bungalows, High Road, North Weald, Epping, CM16 6EQ	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				The site scored poorly against several criteria at Stage 2, including impact on BAP Priority Habitats and impact of air quality. It was considered that development of the site would promote intensification of ribbon development along the High Road and would not constitute a sustainable pattern of development for the settlement. It did not proceed any further.
SR-0222	The Rockery, Pynest Green Lane, High Beech, EN9 3QL	Waltham Abbey	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0223	Stapleford Farm, Oak Hill Road, Stapleford Abbots, Essex, RM4 1EH	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential		N/A				The identified site scored poorly against several criteria at Stage 2, including proximity to gas pipelines, contamination and Green Belt harm. It was considered that, given these constraints in combination, the site is less suitable for development and did not proceed any further.
SR-0225	Queens Road, Lower Car Park, Buckhurst Hill, IG9 5	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0225-N	Queens Road Car Park and land to the rear of 16 Forest Edge and 7 Briar Close, Buckhurst Hill, Essex, IG9 5EF	Buckhurst Hill	Tranche 2	Buckhurst Hill	Residential						This site was identified as available within the first five years of the Plan period. On-site constraints were identified (utilities and highways infrastructure) but connections were identified close to the site to mitigate these constraints. It was noted that the north-eastern and south-western parts of the site are in different ownerships and there is no evidence that the two parties have any agreement, formal or informal, to work together. This may adversely affect the deliverability of the site and therefore it is not proposed for allocation.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0226	Loughton London Underground car park, adjacent to station, off Old Station Road, IG10 4	Loughton	Tranche 1	Loughton	Residential		N/A				Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period, with no identified constraints or restrictions, it is not proposed for allocation. An amended, larger, site area (SR-0226-N) was received by the Council, which included this site. This site was assessed separately and is proposed for allocation.
SR-0226-N	Loughton London Underground Car Park, Station Road, Loughton, Essex, IG10 4NZ	Loughton	Tranche 2	Loughton	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0227	Debden London Underground Car Park and land adjacent to station, off Chigwell Lane, IG10 3	Loughton	Tranche 1	Loughton	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0228i	Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period, with no identified constraints or restrictions, it is not proposed for allocation. An amended, smaller, site area (SR-0228i-N) was received by the Council, which included part of this site. This site has been assessed separately and is proposed for allocation.
SR-0228ii	Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				The site was proposed for allocation in the Draft Local Plan (2016) with SR-0026N and SR-0026C. While the site remains available within the first five years of the Plan period it is not proposed for allocation. As a standalone site, it was considered that the presence of surface water flooding could be overcome, but this would result in a substantial reduction in the site's capacity. This would result in a small, comparably isolated site which was considered to be less preferable since in response to comments received through the Regulation 18 Local Plan consultation SR-0026B and SR-0026C are not proposed for allocation. This site is therefore not proposed for allocation.
SR-0228i-N	Theydon Bois London Underground Car Park, Station Approach, Theydon Bois, Essex, CM16 7HR	Theydon Bois	Tranche 2	Theydon Bois	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0229	Epping London Underground Car Park and land adjacent to station, off Station Road, CM16 4	Epping	Tranche 1	Epping	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0231	Land at Lippitts Hill (Adjacent Owl PH/ Owl caravan park), High Beach, Loughton, IG10 4AL	Waltham Abbey	Tranche 1	High Beach	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0232	Low Hill Nursery, Sedge Green, Roydon, Essex, CM19 5JR	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0235	Vicarage Lane, North Weald	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0236	Brooklyn Nursery (and other nurseries) off Mott Street, Sewardstone, Chingford	Waltham Abbey	Tranche 1	Sewardstone	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0237	Berwick Hall, Abbess Roding, Essex, CM5 0JS	Abbess Beauchamp and Berners Roding	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0238	Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RN	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0239	Town Mead Depot, Orchard Gardens, Waltham Abbey, EN9 1RS	Waltham Abbey	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0240	The Kings Head Public House, High Road, North Weald, Essex, CM16 6BU	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0241	Land on South side of Common Road (Rosewood Farm), Broadley Common, Essex and Land at rear of Meadow Lodge, Epping Road, Nazeing, Essex	Roydon	Tranche 1	Tylers Cross	Residential		N/A				This site scored poorly against several criteria at Stage 2, including harm to the Green Belt. It was considered that this constraint was unlikely to be overcome. The site would promote unsustainable patterns of development and therefore did not proceed any further.
SR-0242-N	Land at Oak Hill Road, Stapleford Abbots, Essex, RM4 1JH	Stapleford Abbots	Tranche 2	Stapleford Abbots	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0243	Two Acres, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0244	Land North of Lambourne Road and Marden Close, Chigwell	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0245	Coronation Nursery, Hoe Lane, Nazeing, Essex	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0246	Leaside Nursery, Sedge Green, Nazeing, Essex (2.5 ha site)	Nazeing	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0247	Land at Happy Grow Garden Centre, High Road, Thornwood, Epping, CM16 6LX	North Weald Bassett	Tranche 1	Thornwood	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0249	Tutein Farm, Grove Lane, Chigwell Row, Essex, IG7 6JQ	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site scored poorly across many criteria at Stage 2, including landscape sensitivity and Green Belt harm, and it was considered that it would promote unsustainable development patterns (sprawl). The site did not proceed any further.
SR-0250	Land opposite Larkins Farm [no. 199], Nine Ashes Road, High Ongar, Essex, CM14 0JY	High Ongar	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0251	Land at Curtis Mill Lane [opposite Little Bumpkins], Stapleford Abbots, RM4 1JT	Stapleford Abbots	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0252	Land rear of Orchard House, 243 Lambourne Road, Chigwell, Essex, IG7 5HG	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.



Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0253	Land at Woodgreen Farm, Honeypot Lane, Waltham Abbey, Essex, EN9 3SG	Waltham Abbey	Tranche 1	Waltham Abbey	Residential	Green	N/A	Green	Orange	Grey	This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0254	Land lying to the West of Toot Hill Road, Ongar, Essex	Stanford Rivers	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0255	Land comprising the recreation field and sports club at Love Lane, Ongar	Ongar	Tranche 1	Ongar	Residential	Green	N/A	Green	Orange	Grey	This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0256	Land at Mitchells Farm, Stapleford Abbots, Romford, RM4 1EJ	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential	Green	N/A	Green	Orange	Grey	This site scored poorly at Stage 2 in terms of harm to the Green Belt and is in a moderately isolated location. It was considered that these constraints were unlikely to be overcome. The site therefore did not proceed any further.
SR-0257	Land at 156 and 162 Ongar Road, Abridge, Essex	Lambourne	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0258	Land at Berners Hall, Berners Roding	Abbess Beauchamp and Berners Roding	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0259	Land North of Shellow Road, Willingale	Willingale	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0260	Land to East of Ongar Road, Berners Roding	Abbess Beauchamp and Berners Roding	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0261	Land at Abbess Roding, Abbess Roding, Essex	Abbess Beauchamp and Berners Roding	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0262	Land West of Rookery Road, Nine Ashes, Blackmore	High Ongar	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0263	Land to East of Rookery Road, Nine Ashes, Blackmore	High Ongar	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0264i	Land at King Street, Blackmore	High Ongar	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0264ii	Land at King Street, Blackmore	High Ongar	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0265	Land to South of Chambers Farm, Sheering	Sheering	Tranche 1	Sheering	Residential	Green	N/A	Green	Orange	Grey	This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0266	Oldfield Spring, Hoe Lane, Nazeing, EN9 2RW	Nazeing	Tranche 1	Lower Nazeing	Residential	Green	N/A	Green	Orange	Grey	This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0267A	Land to the south-east of Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				The site was identified as available within the first five years of the Plan period. However, while it is proposed to allocate a limited number of residential units in the south of Ongar in order to provide the desired growth for the settlement, it was considered that other sites were more preferable in terms of their overall suitability and achievability. This site would be more harmful than other sites in landscape sensitivity terms and is located in a minerals safeguarding area which may impact upon its deliverability. Furthermore, if other, more preferable sites were allocated they would cumulatively provide the desired growth in the southern part of the settlement. This site is therefore not proposed for allocation.
SR-0267B	Land to the south-east of Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				This site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield land not adjacent to a settlement; there are a sufficient number of sites within the settlement that are ranked more favourably than this site and therefore it did not proceed any further.
SR-0268	Land to the South of Kettlebury Way, Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				Although this site was identified as available within the first five years of the Plan period, with no restrictions which would affect its deliverability, the capacity assessment noted that, as a result of the site layout and identified BAP Habitat constraints, the site is unlikely to accommodate the number of homes required to meet the threshold for allocation. While it is proposed to allocate a limited number of residential units in the south of the settlement in order to provide the desired growth for the settlement, this site was considered to be less suitable than other sites due to the presence of BAP Habitat. As such, this site was considered to be less preferable compared to other sites to the south of the settlement and therefore is not proposed for allocation.
SR-0269A-N	The Ongar Park Estate, North Weald Bassett, Essex, CM16 6DP	North Weald Bassett	Tranche 2	North Weald Bassett	Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0269B	Ongar Park Estate, North Weald Bassett	Stanford Rivers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0270	Halston Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0271	(Former Coachworks) Popplewells, High Road, Thornwood, Epping, Essex	North Weald Bassett	Tranche 1	Thornwood	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0281-N	St Johns Road Area, Epping Town Centre	Epping	Tranche 2	Epping	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0284-N	Chigwell Lane Service Station, Loughton Broadway, Loughton, Essex, IG10 3SZ	Loughton	Tranche 2	Loughton	Residential						This site was identified as unavailable for development during the Plan period. Development of the site would conflict with Local Plan policy (Policy T 2) which protects Local Filling Stations from redevelopment. On the basis that the Filling Station would be lost, the site is not proposed for allocation.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0286	Burton Road, Loughton Broadway	Loughton	Tranche 1	Loughton	Residential		N/A				Although it is known that the site is in sole ownership, it will not be made available for development during the Plan period. It is therefore not proposed for allocation.
SR-0289	Vere Road, Loughton Broadway	Loughton	Tranche 1	Loughton	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0291	Sewardstone Lane, Rear of Butlers Drive	Waltham Abbey	Tranche 1	Sewardstone	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0292	Sewardstone Lane (near Chapel Field Nursery)	Waltham Abbey	Tranche 1	Sewardstone	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0293	Land Lying to the east of Hornbeam Road, Rear of Bourne House Buckhurst Hill	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0294	Loughton Golf Course	Loughton	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones and is constrained by Epping Forest/Buffer Land, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0295	Land on the south-east side of Theydon Park Road, Theydon Bois.	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0297	North Weald Bassett, South-west Area	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0298	Lower Nazeing, West Area	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site scored poorly at Stage 2 in terms of distance to oil and gas pipelines and is constrained by the HSE safety zones. It is also located within the Lee Valley Regional Park. It did not proceed any further.
SR-0299	Lower Nazeing, South-west Area	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0300	Lower Nazeing, South Area	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0301	Lower Nazeing, North Area	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0302A	Lower Nazeing, south-east area	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0302B	Lower Nazeing, south-east area	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0302C	Lower Nazeing, south-east area	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0303-N	Land to the West of Roydon at Temple Farm, Roydon, Essex, CM19 5EB	Roydon	Tranche 2	Roydon	Residential						<p>This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p> <p>The site's suitability was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. This site scored poorly against several criteria, including landscape sensitivity, and it was considered that it would be harmful to the setting of the Lee Valley Regional Park. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified and therefore it did not proceed any further.</p>
SR-0304	Roydon, North-east Area	Roydon	Tranche 1	Roydon	Residential		N/A				<p>This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period. It is not proposed for allocation.</p>
SR-0306	Roydon, south-east Area	Roydon	Tranche 1	Roydon	Residential		N/A				<p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield land not adjacent to a settlement and there are a sufficient number of sites within the settlement that are ranked more favourably.</p> <p>This site was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could potentially contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, including landscape sensitivity and harm to the Green Belt, and therefore the site did not proceed any further.</p>
SR-0308	North Weald Bassett, South Area	Stanford Rivers	Tranche 1		Residential		N/A				<p>Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.</p>
SR-0309	North Weald Bassett, North-east area	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				<p>The majority of this site is located outside of the scenarios identified through the North Weald Bassett Masterplanning Study (2013). It scored poorly against several criteria at Stage 2, including settlement character harm, and impact on Ancient Woodland and Local Wildlife Sites. It was considered that its development would exacerbate the linear nature of the settlement and the site did not proceed any further.</p>
SR-0310	North Weald Bassett, Blakes Golf Course (East Area)	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				<p>This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p>
SR-0311	Sheering, North Area	Sheering	Tranche 1	Sheering	Residential		N/A				<p>Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.</p>
SR-0312	Sheering, South Area	Sheering	Tranche 1	Sheering	Residential		N/A				<p>This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p>

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0313-A1	Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH	Sheering	Tranche 2	Lower Sheering	Residential						This site scored poorly against several criteria at Stage 6.2, including landscape sensitivity and Green Belt harm and it is unlikely that this harm could be mitigated. The site also relates poorly to the existing settlement. It did not proceed any further.
SR-0313-B1	Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH	Sheering	Tranche 2	Lower Sheering	Residential						This site scored poorly against several criteria at Stage 6.2, including landscape sensitivity and Green Belt harm and it is unlikely that this harm could be mitigated. The site also relates poorly to the existing settlement. It did not proceed any further.
SR-0313-C1	Land East of Lower Sheering and to the rear of Sheering Lower Road, Harlow, Essex, CM21 9LG	Sheering	Tranche 2	Lower Sheering	Residential						This site scored poorly against several criteria at Stage 6.2, including landscape sensitivity and Green Belt harm and it is unlikely that this harm could be mitigated. The site also relates poorly to the existing settlement. It did not proceed any further.
SR-0315-N	Land East of Ongar Castle, Ongar, Essex, CM5 9JT	Ongar	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0317-N	Land between Frogghall Lane and Railway Line, Chigwell, Essex, IG7 5EP	Chigwell	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0318	Chigwell, north-east area	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site was identified as available within the first five years of the Plan period. However, the north-eastern part of this site was granted planning permission for 36 dwellings in January 2017. The western part of the site was assessed separately (SR-0990), is proposed for designation in the emerging Chigwell Neighbourhood Plan as a Local Green Space, while the southern part of the site, also assessed separately (16_Site_02-N-C) was considered to be less preferable compared with other sites in Chigwell, noting the constraints posed by BAP Habitats, existing allotments and landscape sensitivity. The site is therefore not proposed for allocation.
SR-0319	Land west of Epping New Road, Buckhurst Hill	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0320	Buckhurst Hill, South Area	Buckhurst Hill	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones and is constrained by Epping Forest/Buffer Land, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0321	Land Between Buckhurst Hill & Loughton	Buckhurst Hill	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0322	Land West of Nursery Road, Loughton Broadway	Loughton	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0323	Loughton, south-east area	Loughton	Tranche 1	Loughton	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0324	Loughton, West Area	Loughton	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones and is constrained by Epping Forest/Buffer Land, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0326A	Loughton North Area, Including Debden Green, Debden House Camping Site	Loughton	Tranche 1	Loughton	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0326B	Loughton north area, Including Debden Green, Debden House Camping Site	Loughton	Tranche 1	Loughton	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0326C-N	South of Clays Lane, West of Englands Lane, North of Coles Green, IG10 2NS	Loughton	Tranche 2	Loughton	Residential						<p>This site scored poorly against several criteria at Stage 6.2, including loss of TPO trees and impact on BAP habitats, and it was considered that these constraints were unlikely to be overcome. Additionally, it would cause harm to the Green Belt by contributing to coalescence between Loughton and Theydon Bois.</p> <p>This site was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, and therefore it did not proceed any further.</p>
SR-0327A	Theydon Bois Golf Course and Land to East	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0327B	Theydon Bois, Area East of Dukes Avenue	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0328A	Theydon Bois, South Area	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0328B	Theydon Bois, South Area	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0329	Abridge, North Area	Lambourne	Tranche 1	Abridge	Residential		N/A				At Stage 2, this site was identified as being almost entirely constrained by flood risk and it was considered that it would not be possible to overcome this constraint. The site therefore did not proceed any further.
SR-0330	Land east and west of New Farm Drive, South Abridge	Lambourne	Tranche 1	Abridge	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0331	Waltham Abbey, north-west area	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0332	Waltham Abbey, north-east area	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0333A	Epping, South West Area	Epping	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0333Bi	Epping, south-west area	Epping	Tranche 1	Epping	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0333Bii	Epping, south-west area	Epping	Tranche 1	Epping	Residential		N/A				This site scored poorly at Stage 2 in terms of impact of air quality and it is unlikely that the impact could be mitigated. The site did not proceed any further.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0333Biii	Epping, south-west area	Epping	Tranche 1	Epping	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0334	Epping, north-west area	Epping	Tranche 1	Epping	Residential		N/A				This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely achievability during the Plan period. It is therefore not proposed for allocation.
SR-0335	Epping, North Area	Epping	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0336	Land between Epping and Coopersale	Epping	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0337	Hannah Nursery Sewardstone Road	Waltham Abbey	Tranche 1	Sewardstone	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0338	Brookfield Nursery/Sewardstone Road, London E4 7RJ	Waltham Abbey	Tranche 1	Sewardstone	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0339	Land to rear of The Plough pub, Mott Street, Sewardstone	Waltham Abbey	Tranche 1	Sewardstone	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0340	Theydon Green, Theydon Bois	Theydon Bois	Tranche 1		Residential		N/A				Site is constrained by Epping Forest/Buffer Land, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0341	Theydon Plain, Theydon Bois	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0342	Thrifts Hall Farm	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0343	Land east of Garnon Cottage, Bower Hill, Epping	Epping	Tranche 1	Epping	Residential		N/A				A Land Registry search found no titles were held for the majority of the site. The lack of ownership information for the site and confirmation as to the sites availability meant it was not proposed for allocation.
SR-0345	Coniston Court, Bower Hill, Epping, CM16 7BH	Epping	Tranche 1	Epping	Residential		N/A				This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period. It is therefore not proposed for allocation.
SR-0346	Tower Road Allotments (east)	Epping	Tranche 1	Epping	Residential		N/A				The site is in a sustainable location but it scored poorly against several criteria at Stage 2, including loss of open space. It was considered that the loss of the allotments posed a constraint was unlikely to be overcome. The site did not proceed any further.
SR-0347	Epping Sports Centre, Nicholl Road	Epping	Tranche 1	Epping	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0348	Cottis Lane Car Park	Epping	Tranche 1	Epping	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0349	Bakers Lane Car Park	Epping	Tranche 1	Epping	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0350	Land south of Ardmore Lane between Epping New Road and High Road	Buckhurst Hill	Tranche 1		Residential		N/A				Site is constrained by Epping Forest/Buffer Land, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0351	Land East of High Road, Russell Road, Buckhurst Hill	Buckhurst Hill	Tranche 1		Residential		N/A				Site is constrained by Epping Forest/Buffer Land, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0352	Land South of Oakland School, High Road/Warren Hill, Loughton	Loughton	Tranche 1	Loughton	Residential		N/A				This site scored poorly against several criteria at Stage 2, including impact on Epping Forest SAC, and it was considered that this constraint was unlikely to be overcome. The site did not proceed any further.
SR-0353	Roding Gardens Sports Pitches	Loughton	Tranche 1	Loughton	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0354	Allotments north of Standards Hill, Loughton	Loughton	Tranche 1	Loughton	Residential		N/A				This site scored poorly at Stage 2 in terms of potential loss of public open space and lack of access. It was considered that these constraints cannot be overcome. The site did not proceed any further.
SR-0356	Borders Lane Playing Fields, Opposite Epping College	Loughton	Tranche 1	Loughton	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0358	Sandford Ave/Westall Road Amenity Open Space	Loughton	Tranche 1	Loughton	Residential		N/A				This site was proposed for allocation in the Draft Local Plan (2016). Although the site remains available within the first five years of the Plan period, with no identified constraints or restrictions, responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community. It was considered that a number of new sites available in Loughton, assessed at Stage 6.4 of the site selection process in 2017 were more preferable in terms of their ranking in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The omission of SR-0358 would reduce the quantum of amenity open space proposed for development in Loughton and address concerns raised through the Regulation 18 Draft Local Plan consultation. The alternative sites would also cumulatively provide the desired growth in this settlement. This site is not therefore proposed for allocation.
SR-0359	Newmans Lane/Rectory Lane Amenity Open Space	Loughton	Tranche 1	Loughton	Residential		N/A				This site scored poorly against several criteria at Stage 2, including impact on veteran trees and loss of managed open space. If the site was developed it would result in the loss of an open space which is valued by the local community, with no potential for re-provision.
SR-0360	Hillyfields Open Space, Loughton	Loughton	Tranche 1	Loughton	Residential		N/A				The site is in multiple ownership and will not be available for development during the Plan period. It is not proposed for allocation.
SR-0361	Colebrook Lane/Jessel Drive Amenity Open Space	Loughton	Tranche 1	Loughton	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0362	Willingale Road Allotments	Loughton	Tranche 1	Loughton	Residential		N/A				The availability of this site is unknown and it was considered that on-site restrictions, restrictive covenants and wayleaves, are likely to adversely impact upon the deliverability of the site. The site is not proposed for allocation.
SR-0369	South of Lambourne Road, Chigwell Row	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0372	Land west of Woodgreen Road, including Southend Lane and Skillet Hill Farm	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0373	Upshire Primary School	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0377	Parklands/Newteswell Drive amenity open space	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site was identified as unavailable for development during the Plan period. It is not proposed for allocation.
SR-0378	Crooked Mile Allotments and adjacent land	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				Although this site is likely to be available, it was considered that other sites in Waltham Abbey were more preferable in terms of their overall suitability and deliverability, noting the partial lack of information on this site's ownership and the constraint posed by existing allotments. The alternative sites were also preferable in terms of their ranking in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. If the alternative sites in Waltham Abbey were allocated, they would cumulatively provide the desired growth in this settlement. This site is therefore not proposed for allocation.
SR-0379	Land off Town Mead Road	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				Although it is known that the site is in sole ownership, it will not be available for development during the Plan period. It is not therefore proposed for allocation.
SR-0380	Green Yard Car Park	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0381	Darby Drive / Abbey Gardens Car Park	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site was proposed for allocation in the Draft Local Plan (2016). Although it was identified as available within the first five to ten years of the Plan period, with no identified constraints or restrictions which would prevent it coming forward for development, it was considered that, on balance, other sites in Waltham Abbey were more preferable in terms of their suitability, noting the potential heritage impact of this site. Comments received from Historic England through the Regulation 18 Draft Local Plan consultation recommended that this area should not be allocated as a result of the high archaeological potential of the site, and other responses from the consultation indicated that the site is also less preferred by the community. As other sites in Waltham Abbey would cumulatively provide the desired growth in this settlement, this site is therefore not proposed for allocation.
SR-0384	King Harold School (Business & Enterprise Academy)	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site scored well across most criteria at Stage 2, but it was identified by the local education authority that the site would be required for the expansion of King Harold School. The site did not proceed any further.
SR-0387	Land off Great Stony Park	Ongar	Tranche 1	Ongar	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0389	Land between High Street and Rodney Road, Ongar	Ongar	Tranche 1		Residential		N/A				Parts of site falling within Settlement Buffer Zone is constrained by Flood Risk Zone 3B, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0390	Greensted Road, Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				Although the site was proposed for allocation in the Draft Local Plan (2016), comments received to the Regulation 18 Draft Local Plan consultation indicated that this site is in multiple ownership, and there is a ransom strip affecting the eastern part of the site which, while avoidable, is likely to impact on the deliverability of the site in its entirety. An amended, smaller, site area (SR-0390-N) was received by the Council. The smaller site included part of this site and was assessed separately, which is proposed for allocation. This site is therefore not proposed for allocation.
SR-0390-N	Land at Greensted Road, Ongar, Essex, CM5 9HJ	Ongar	Tranche 2	Ongar	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0391	Land between Stanford Rivers Road and Brentwood Road, Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0392	Land north-east of Longfields, Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0393	Land north of Millfield, Ongar	High Ongar	Tranche 1	High Ongar	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0395A	Land to North of Ongar	Ongar	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0395B	Land to North of Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				This site scored poorly against several criteria at Stage 2. It is constrained by flood risk, relates poorly to the existing settlement and there is no defensible boundary to the Green Belt, with limited scope to create a new one, which would cause harm to the Green Belt. The site did not proceed any further.
SR-0399	Houchin Drive Playing Fields	Fyfield	Tranche 1	Fyfield	Residential		N/A				This site scored poorly against several criteria at Stage 2, including contamination. It was considered that the loss of playing fields in this location would not be desirable. The site did not proceed any further.
SR-0400	Land North of Willingdale Road, Fyfield	Fyfield	Tranche 1		Residential		N/A				Site is constrained by Flood Risk Zone 3B, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0403-N	Land at Sheering Lower Road and West of Harlow Road, Lower Sheering, Essex, CM17 0NE	Sheering	Tranche 2	Harlow	Residential						SR-0403-N broadly aligns with strategic site I. Due to its lack of integration potential, areas of high value to the Green Belt and landscape sensitivity, AECOM's assessment in 2016 considered that strategic site I would be unsuitable for residential development and, on this basis, the site was not identified to accommodate strategic growth around Harlow. This site was considered during Stage 6.3 of the site selection process in 2017. It performs poorly against a number of the site selection criteria, including landscape sensitivity and Green Belt harm, and impact on BAP priority habitats, and heritage assets. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0404	Institute Road Allotments, Coopersale	Epping	Tranche 1	Coopersale	Residential		N/A				The site was proposed for allocation in the Draft Local Plan (2016) but planning permission has subsequently been granted for 27 residential units on the majority of the site. The availability of the remaining part of the site is unknown, and the revised indicative capacity assessment suggests that this part of the site would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0406i	Land South of Coopersale, east and west of Houbbons Hill	Epping	Tranche 1	Coopersale	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape sensitivity. It was considered that this constraint was unlikely to be overcome, and the site would promote unsustainable growth patterns in a location too remote from the town.
SR-0406ii	Land South of Coopersale, east and west of Houbbons Hill	Epping	Tranche 1	Epping	Residential		N/A				This site scored poorly against several criteria at Stage 2, including loss of TPO trees, landscape sensitivity and a BAP priority habitat. It was considered that the latter two constraints were unlikely to be overcome. The site did not proceed any further.
SR-0407	Land East of Epping Road, Epping Green	Epping Upland	Tranche 1	Epping Green	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0408	Rundell's Grove Wood	North Weald Bassett	Tranche 1	Harlow	Residential		N/A				This site scored poorly across a range of criteria at Stage 2, including impact on Ancient Woodland, BAP habitats and Local Wildlife Sites, as well as loss of semi-natural open space and landscape sensitivity. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further.
SR-0410	Land East of High Road, Thornwood	North Weald Bassett	Tranche 1	Thornwood	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0411	Weald Place Farm, Thornwood, Epping, Essex	North Weald Bassett	Tranche 1	Thornwood	Residential		N/A				This site relates poorly to the village and proposes a development scale that would be inappropriate in this location. It was considered that it would be challenging to create a suitable defensible boundary for the Green Belt.
SR-0413	Land South of Woodside, Thornwood	North Weald Bassett	Tranche 1	Thornwood	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0416	Queens Road Allotments & Sewage Works, North Weald Bassett	North Weald Bassett	Tranche 1		Residential		N/A				Parts of site falling within Settlement Buffer Zones are constrained by Local Nature Reserve and Flood Risk Zone 3B, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0417	Land east of Church Lane/West of Harrison Drive, North Weald Bassett	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				This site was proposed for allocation in the Draft Local Plan (2016). It was considered to be available within the first five years of the Plan period, and has no identified constraints or restrictions which would prevent it coming forward for development. Responses received through the Regulation 18 Draft Local Plan consultation raised concerns about the overall level of growth proposed for North Weald Bassett. Given the site's more outlying location adjacent to the west of the village, and the Council's Local Plan Strategy aim to focus development to the north of the existing settlement, enabling a buffer to be retained between the village and North Weald Airfield, it was considered to be less suitable than other sites identified in North Weald Bassett. The site is therefore not proposed for allocation.
SR-0423	Land East of Little Brook Road, Roydon	Roydon	Tranche 1	Roydon	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0424	Water Lane Cottage and Adjacent Field	Roydon	Tranche 1	Harlow	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0426	Nurseries to North of Sedge Green	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0427	Nursery between Nursery Road and Pick's Hill and Lake Road Nursery	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0432	Land North of Dobbs Weir Road	Roydon	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0434	Land North of Maplecroft Lane, Nazeing	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.

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

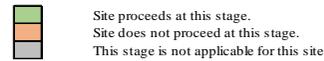
Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0435	Land north-west of the Grange and north of Bramble Close, High Road Chigwell	Chigwell	Tranche 1	Chigwell	Residential		N/A				<p>This site scored poorly against a number of criteria at Stage 2, but it was considered that it may be possible to overcome these constraints, including impact of air quality and harm to the Green Belt. However, the site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation.</p> <p>Following amendments to the spatial extents and suitability of the strategic options around Chigwell at Stage 6.1B, the site fell within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p> <p>The site was however re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not outweigh the site's less preferable ranking in the land preference hierarchy and its location in a less suitable strategic option; therefore, it did not proceed any further.</p>
SR-0436	9 Goldings Rise, Loughton, IG10 2QP	Loughton	Tranche 1	Loughton	Residential		N/A				<p>This site scored poorly against several criteria at Stage 2, including harm to the Epping Forest SAC, as well as landscape sensitivity and Green Belt harm. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further.</p>
SR-0437	Land adjoining 3 and 4 Kensington Park, Stapleford Abbots, RM4 1AF	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential		N/A				<p>The site is in a less sustainable location and also scored poorly at Stage 2 in terms of access and harm to the Green Belt. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further.</p>
SR-0438A	Land adjoining Standards Hill and Houlblows Hill, Coopersale, Essex, CM16 7QL	Epping	Tranche 1	Coopersale	Residential		N/A				<p>The site would constitute an unsuitable extension of Coopersale into the Green Belt, eroding the gap between the village and Epping. It would constitute an unsustainable location. The site did not proceed any further.</p>
SR-0438B-N	Chimes Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, Essex, EN10 6RJ	Nazeing	Tranche 1		Residential		N/A				<p>Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.</p>
SR-0439	Picks Farm, Sewardstone Road, E4 7RA	Waltham Abbey	Tranche 1	Sewardstone	Residential		N/A				<p>This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p>
SR-0442	Marlow, Thornwood Common, Epping	North Weald Bassett	Tranche 1	Thornwood	Residential		N/A				<p>This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.</p>
SR-0443	Harlow Road, Moreton, Bobbingworth and the Lavers, Ongar, Essex	Moreton, Bobbingworth and the Lavers	Tranche 1	Moreton	Residential		N/A				<p>This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.</p>

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0444	Broad Oaks, Land bounded by High Road, Abridge Road and Pudding Lane, Chigwell, IG7 6DW	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0445	Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping	Tranche 1	Epping	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0446	Debden Hall, England's Lane/Debden Lane, Debden, Loughton, Essex, IG10	Loughton	Tranche 1	Loughton	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0447	Land adjoining 110 London Road, Abridge and to rear of 110-118 London Road, Abridge	Lambourne	Tranche 1	Abridge	Residential		N/A				This site scored poorly at Stage 2 in terms of landscape sensitivity and it was considered that it would promote an unsustainable pattern of development that would harm the settlement form. It did not proceed any further.
SR-0448	Land off Murthering Lane, Tysea Hill	Stapleford Abbots	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0449	Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering.	Sheering	Tranche 1	Sheering	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0452	Formerly known as 'Star Farm', Oak Hill Road	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0453	Dallance Farm, Breach Barns Lane, Waltham Abbey, Essex, EN9 2AD	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site is poorly related to other sites on Galley Hill Road and could not form part of an urban extension to Waltham Abbey. When considered alone, it would promote unsustainable development patterns in a location detached from the edge of the settlement, and therefore did not proceed any further.
SR-0455	Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0458	Southgate, The Street, High Ongar, Essex, CM5 9NH	High Ongar	Tranche 1	High Ongar	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0459	Pinetree Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH	Waltham Abbey	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0460	Monkswood Nursery, Pick Hill, Waltham Abbey, EN9 3LE	Waltham Abbey	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0461	Part of land adjoining 110 London Road, Abridge and to rear of 110-118 London Road, Abridge	Lambourne	Tranche 1	Abridge	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0462	151-153 London Road, Stanford Road, Stanford Rivers, Ongar, Essex	Stanford Rivers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.

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

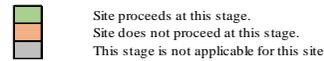
Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0464-N	Land at Upland Road, Thornwood Common, Essex, CM16 6NJ	North Weald Bassett	Tranche 2	Thornwood	Residential						<p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield land not adjacent to a settlement and there are a sufficient number of sites within the settlement that are ranked more favourably.</p> <p>However, the site was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the site's less preferable ranking in the hierarchy and therefore it did not proceed any further.</p>
SR-0465	Asheton Farm, Tysea Hill, Stapleford Abbots, Essex, RM4 1JU	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential		N/A				<p>This site scored poorly at Stage 2 in terms of harm to the Green Belt and it is unlikely that constraint could be overcome. The site is in a remote location detached from the settlement and did not proceed any further.</p>
SR-0466	Broadbanks, 23 Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping	Tranche 1	Epping	Residential		N/A				<p>This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p>
SR-0467	North Weald Nurseries, Vicarage Lane, North Weald, Epping, Essex	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				<p>This site was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development. However, it falls outside of the spatial extent of the previously commissioned North Weald Bassett Masterplan Study. It was considered that Vicarage Lane provides a logical edge and suitably defensible Green Belt boundary for the expanded settlement. The desired level of growth for the settlement could be achieved without extending development north of Vicarage Lane. The site is not proposed for allocation.</p>
SR-0468	Hook Lane Nurseries, Hook Lane, Lambourne End, Romford RM4 1NR	Lambourne	Tranche 1		Residential		N/A				<p>Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.</p>
SR-0469	Garwood Meads Field, Norton Lane, Norton Heath, Blackmore, Watestone, Essex CM4	High Ongar	Tranche 1		Residential		N/A				<p>Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.</p>
SR-0471	Presdale Farm House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				<p>This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.</p>



Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0472	The Yard, to the rear of 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF	Sheering	Tranche 1	Lower Sheering	Residential		N/A				<p>This site scored poorly against several criteria at Stage 2, including harm to the Green Belt and landscape sensitivity. The site was considered to be well-related to surrounding strategic site H (SR-0313), which AECOM's assessment in 2016 considered would be best considered for smaller scale local development through the site selection process. Consideration of strategic site H (SR-0313) through the site selection process was not undertaken prior to the Draft Local Plan (2016) consultation. The suitability of SR-0472 was therefore re-considered at Stage 6.3 in 2017 alongside SR-0313.</p> <p>SR-0313 was subsequently withdrawn from the site selection process by the site promoter, with three smaller sites which comprised part of the original larger sites promoted instead. One of these smaller sites (SR-0313-C1) is adjacent to SR-0472 and was considered at Stage 6.3 where it was found to be unsuitable. In light of this, and given the constraints previously identified it was considered that SR-0472 should not continue to proceed as a standalone site.</p>
SR-0473	St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0476	Envilles Farm, Adjacent to Little Laver, Ongar, Essex, CM5 0JH	Moreton, Bobbingworth and the Lavers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0477	Land to the west of Abridge Road, Abridge Road, Theydon Bois, Essex, CM16 7NW	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site scored poorly at Stage 2 in terms of Green Belt harm and landscape sensitivity and is in a remote location detached from the settlement. It did not proceed any further.
SR-0478A	Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	Tranche 1	Chigwell	Residential		N/A				<p>This site is in a sustainable location at the edge of Chigwell. It scored poorly against some criteria at Stage 2, including air quality, landscape sensitivity and contamination, but it was considered that these constraints may be overcome.</p> <p>This site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is in strongly performing Green Belt and there are a sufficient number of sites within the settlement that are ranked more favourably. The site was re-considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints previously identified and therefore, with the exception of the part of the site which is previously developed land (considered under site reference SR-0478B), it did not proceed any further.</p>
SR-0478B	Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	Tranche 1	Chigwell	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0481	Land to the South of Hillhouse Primary School, Waltham Abbey	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site scored poorly at Stage 2 in terms of potential loss of designated open space, as well as flood risk and settlement character sensitivity. The site forms an important part of the green infrastructure network of Waltham Abbey. Due to the configuration and scale of the open space, it was considered that it was unlikely that any lost open space could be re-provided. Therefore, the site did not proceed further.
SR-0482	Land adjoining Mason Way, Waltham Abbey	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				The availability of this site is unknown and it is not known when existing on-site uses would cease. The site is currently in use as a playing field. The site is therefore not proposed for allocation.
SR-0484	Land to the east of Houblons Hill, Coopersale, Essex, CM16 7QL	Epping	Tranche 1	Coopersale	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape sensitivity. It was considered that this constraint was unlikely to be overcome, and additionally the site would promote unsustainable development patterns in a remote location.
SR-0486	Leaside Nursery and Sedgeway Nursery, Sedge Green, Nazeing, Essex, EN9 2PA	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0487	Land to the East of Abridge Road, Abridge Road, Theydon Bois, Essex CM16 7NW	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site scored poorly against several criteria at Stage 2. It is in a remote location outside the settlement and would promote unsustainable patterns of development. The site did not proceed any further.
SR-0488	Stapleford Farm, Oak Hill Road, Stapleford Abbots, Essex, RM4 1EH	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0491	Site adjacent to Willow House, The Street, Sheering, CM22 7LR	Sheering	Tranche 1	Sheering	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0492	Epping Forest Country Club, Abridge Road, Chigwell, Essex, IG7 68X	Chigwell	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0493	Magnolia House/ Theydon Hall Farm, Abridge Road, Theydon Bois, Essex, CM16 7NR	Theydon Bois	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0494	Shepherds Nursery, Chase Lane, Chigwell, Essex, IG7 6JW	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0495	The Willow Paddock, Rear of Crosby Court, Chigwell, Essex, IG7 6JT	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0496	Chase Lane Paddock, Chase Lane, Chigwell, Essex, IG7 6JW	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0497	Land to the rear of Monks Hall, Abridge Road, Theydon Bois	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				The availability of this site is unknown and it is not known when existing on-site uses would cease. This is likely to adversely affect the deliverability of the site. The site is therefore not proposed for allocation.
SR-0498	Station Bridge House, Blake Hall Road, Greenstead, Ongar, Essex, CM5 9LW	Moreton, Bobbingworth and the Lavers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.



Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0499	Maybrand Farm, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential	Green	N/A	Green	Orange	Grey	This site scored poorly against several criteria at Stage 2, including harm to the settlement character and the Green Belt. It is an awkward shape and would promote unsustainable development patterns. The site did not proceed any further.
SR-0501	Playing field at New House Lane, North Weald	North Weald Bassett	Tranche 1	North Weald Bassett	Residential	Green	N/A	Green	Green	Orange	It was not 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 in use as playing fields. It was considered that these constraints were unlikely to be overcome. The site is therefore not proposed for allocation.
SR-0505	Plot adjacent to Badgers End, 81 Hoe Lane, Abridge	Lambourne	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0506	The Woodyard, Epping Road, Epping, Essex, CM166TT	Epping	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0507	Land at Little Cutlands, Incorporating Wilbea and Royd, St Leonards Road, Lower Nazeing, Waltham Abbey, EN9 2HJ	Nazeing	Tranche 1	Lower Nazeing	Residential	Green	N/A	Green	Orange	Grey	This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0510	Stanford Rivers Estate, Stanford Rivers	Stanford Rivers	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0511	Ericas Nursery, Kents Lane, Magdalen Laver, North Weald, CM16 6AX	Moreton, Bobbingworth and the Lavers	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0512	St Clements, Vicarage Lane West, North Weald, CM16 6AL	North Weald Bassett	Tranche 1	North Weald Bassett	Residential	Green	N/A	Green	Green	Orange	This site was proposed for allocation in the Draft Local Plan (2016), noting outstanding uncertainties over the availability of the site during the Plan period. The availability of the site remains unknown following the Regulation 18 Draft Local Plan consultation. The site is therefore not proposed for allocation.
SR-0513A	Centric Parade, High Road, Loughton	Loughton	Tranche 1	Loughton	Residential	Green	N/A	Green	Green	Orange	The availability of this site is unknown and has not been actively promoted by the landowner. It is not proposed for allocation.
SR-0518	Land at Braelands, Tysea Hill, Stapleford Abbots, Essex	Stapleford Abbots	Tranche 1		Residential	Orange	N/A	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0525	2 Connaught Avenue, Loughton, IG10 4DP	Loughton	Tranche 1	Loughton	Residential	Green	N/A	Green	Green	Orange	Although the site was 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 six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0527	Royal Oak public house, Forest Road, Loughton, IG10 1EG	Loughton	Tranche 1	Loughton	Residential	Green	N/A	Green	Green	Green	Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0532	Trevalyn House, Goldings Hill, Loughton, IG10 2SP	Loughton	Tranche 1	Loughton	Residential	Green	N/A	Green	Green	Orange	Although the site was 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 six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0541	Waltham Abbey community Centre, Saxon Way	Waltham Abbey	Tranche 1	Waltham Abbey	Residential	Green	N/A	Green	Green	Green	Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.

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

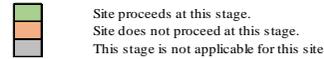
Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0546	Ongar Fire Station, 67 High Street, Ongar, CM5 9DT	Ongar	Tranche 1	Ongar	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0549	Limber, 49 Church Lane	Loughton	Tranche 1	Loughton	Residential		N/A				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 six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0555	St Margaret's Hospital Site	Epping	Tranche 1	Epping	Residential		N/A				This site was proposed for allocation in the Draft Local Plan (2016), noting outstanding uncertainties over the availability of the site during the Plan period. The availability of the site remains unknown due to uncertainties around the anticipated timescale for the existing hospital use ceasing. On balance, it was considered that other sites in Epping were more preferable in terms of their achievability, and if these sites were allocated they would cumulatively provide the desired growth in the settlement. The site is therefore not proposed for allocation.
SR-0556	Civic Offices, High Street, Epping.	Epping	Tranche 1	Epping	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0557	The Limes Estate	Chigwell	Tranche 1	Chigwell	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0559	Land on the east side of Hainault Road, Chigwell	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0564i	Willingale Road Debden	Loughton	Tranche 1	Loughton	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0564ii	Willingale Road, Debden	Loughton	Tranche 1	Theydon Bois	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0564iii	Willingale Road, Debden	Chigwell	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0565	Loughton library adjacent car park	Loughton	Tranche 1	Loughton	Residential		N/A				The site was proposed for allocation in the Draft Local Plan (2016). Further information was received through the Regulation 18 Draft Local Plan consultation which indicates that this site does not reflect the landowner's intentions. This site is therefore not proposed for allocation. An amended, smaller, site area (SR-0565-N) was received by the Council, which included part of this site. This site was assessed separately and is proposed for allocation.
SR-0565-N	Loughton Library, Central Library, Traps Hill, Loughton, IG10 1HD	Loughton	Tranche 2	Loughton	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0566	40/46 Sewardstone Street	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site was identified as unavailable for development during the Plan period as existing uses cannot cease. The site could proceed as windfall development but is not proposed for allocation.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0576	71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				This site was considered to have a complex ownership pattern and its availability is unknown, which may affect the deliverability of the site. The indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0578A	Sherbrook Hostel, Sherbrook Road	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site was considered to have a complex ownership pattern and its availability is unknown, which may affect deliverability of the site. Additionally, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0582	England's Lane, Loughton	Loughton	Tranche 1	Loughton	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0583	Land south east of Paynes Road and Nazeing Road	Nazeing	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0584	Morgans Farm, Moorhall Road, Matching, Old Harlow, CM17 0LP	Matching	Tranche 1	Harlow	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape and Green Belt harm. It is unlikely that this harm could be mitigated. The site is in a remote, unsustainable location and did not proceed any further.
SR-0585	21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site was considered to be available for development during the Plan period, but the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0586	Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BL	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0587	Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping, Essex, CM16 7AS	Epping	Tranche 1	Epping	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0588	Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU	Chigwell	Tranche 1	Chigwell	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0589	Land to the rear of The Plough public house, Sewardstone Road, Chingford, E4 7RJ	Waltham Abbey	Tranche 1	Sewardstone	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0592	Land adjacent to Weald Bridge Road, Magdalen Laver, Essex, CM16 6AU	Moreton, Bobbingworth and the Lavers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0593	Land adjacent to School Road, Toot Hill, Essex, CM5 9PU	Stanford Rivers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
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	Tranche 1	Waltham Abbey	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0595	Land South of St Mary's Church, North of Stapleford Abbots	Stapleford Abbots	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0596	Land adjacent to Mead House, Harlow Common, Essex, CM17 9NE	North Weald Bassett	Tranche 1	Harlow	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape sensitivity, Green Belt harm and settlement character sensitivity, and it was considered that these constraints were unlikely to be overcome. The site would promote unsustainable development patterns in a remote, inappropriate location. The site did not proceed any further.
SR-0597	Holly Cottage & Old Rectory Farm Church Lane Stapleford Abbots Romford RM4 1ES	Stapleford Abbots	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0598	Agnes & Martino Brookfield Nursery Ltd., Sewardstone Road, Chingford, London, E4 7RJ	Waltham Abbey	Tranche 1	Sewardstone	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0599	Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site was considered to be available. Restrictions were identified which may impact upon the deliverability of the site; these included reliance on third party land to bring forward the development. On balance, it was considered that other sites in Lower Nazeing were preferable in terms of their overall achievability. If these alternative sites were allocated they would cumulatively provide the desired growth in the settlement. The site is not proposed for allocation.
SR-0600	22 Woodgreen Road, Waltham Abbey, EN9 3SD	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0601	Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site was proposed for allocation in the Draft Local Plan (2016). Planning permission has been granted for four large dwellings on the site and work to implement the permission has commenced. It was considered that the site would not be able to accommodate further intensification of development as a result of the irregular site configuration and constraints posed by the location of existing gas and electricity infrastructure. Thus, the site is not proposed for allocation.
SR-0669	Queens Road Garages, Nos. 1-55, North Weald	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0673	St. Peter's Avenue Garages, Nos. 1-30, Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				This site is in a sustainable location in Ongar, but scored poorly at Stage 2 in terms of loss of managed open space. Due to the small scale of the site and the form of surrounding development, it was considered that there would be few opportunities for re-provision, either on-site or locally. Furthermore, as a result of its small scale, awkward shape and constraints posed by surrounding development, the site would be unlikely to support the minimum development threshold for allocation in the Local Plan (6 units). It therefore did not proceed any further.
SR-0675	Parkfields Garages, Nos. 4-19, Roydon	Roydon	Tranche 1	Roydon	Residential		N/A				This site would not support the minimum development threshold for allocation in the Local Plan (6 units) and therefore did not proceed any further.



Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0688	Gant Court Garages, Nos. 99-126, Waltham Abbey	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site was considered to be unavailable for development during the Plan period. It is therefore not proposed for allocation.
SR-0690	Mallion Court Garages, Nos. 220-256, Waltham Abbey	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site was considered to be unavailable for development during the Plan period. It is therefore not proposed for allocation.
SR-0800	Land to the East of Theydon Bois	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				The landowner was promoting overlapping sites for development (SR-0026B and SR-0026C). It is unlikely that the part of this site outside of these overlapping areas will come forward for development as a standalone site. Furthermore, taking into consideration the area of these overlapping sites and the context of the existing settlement pattern and scale, in 2016 it was considered that a smaller part of the site would provide the desired growth in this settlement. This site is therefore not proposed for allocation. Parts of SR-0026B and SR-0026C were proposed for allocation in the Draft Local Plan (2016). In 2017, the proposed allocations, were reviewed as part of Stage 6.4 of the site selection process. The conclusions of this further assessment was that other sites in Theydon Bois were more preferable in terms of their overall suitability than SR-0026B and SR-0026C and if allocated they would provide the desired growth in the settlement. Further details on the rationale for this decision is provided under the allocation justification for sites SR-0026B and SR-0026C.
SR-0810	Community Facility north of Station Way, Buckhurst Hill, Essex	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				This site was considered to be unavailable for development during the Plan period as existing uses will not cease. It is therefore not proposed for allocation.
SR-0811	Site south of Hornbeam Road, Buckhurst Hill, Essex	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				This site was found to have a complex ownership pattern, with a large number of titles returned. As such, it was considered that existing on-site uses are unlikely to cease during the Plan period. These factors would impact upon its likely deliverability during the Plan period and therefore it is not proposed for allocation.
SR-0813	Stores at Lower Queens Road, Buckhurst Hill, Essex	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0816	Car park at Back Lane, Buckhurst Hill, Essex	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				This site was identified as unavailable for development during the Plan period. It is not proposed for allocation.
SR-0817	Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				Although it is known that the site is in sole ownership, information was not available to confirm that the site would be available for development during the Plan period. It is therefore not proposed for allocation.
SR-0818	Tennis Courts and Green Space at Boleyn Court, Buckhurst Hill, Essex	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				This site scored poorly across a number of criteria at Stage 2, including potential harm to Epping Forest SAC. The loss of managed open space in this location would not be acceptable and it therefore did not proceed any further.
SR-0819	Playing Field at St Johns Church Of England Primary School, High Road, Buckhurst Hill, Essex	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				This site scored poorly across a range of criteria at Stage 2, including potential harm to Epping Forest SAC and access constraints, the latter of which it was considered unlikely to be overcome. The site did not proceed any further.
SR-0820	Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex	Chigwell	Tranche 1	Chigwell	Residential		N/A				The landowner is promoting an overlapping site for development, SR-0557, which would result in the comprehensive redevelopment of the Limes Estate. This area would not come forward for development as a standalone site and it should therefore not be allocated.
SR-0822	Green space at Warren Court, Chigwell, Essex	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site was identified as unavailable for development during the Plan period. It is not proposed for allocation.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0823	Travelodge Hotel, Chigwell Road, Chigwell, Essex	Chigwell	Tranche 1	Chigwell	Residential		N/A				The site was considered to be in sole ownership, but information was not available to determine whether the site would be available for development during the Plan period. It should therefore not be allocated for development.
SR-0824	Volvo Car Dealership, High Road, Chigwell, Essex	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site was considered to have a complex ownership pattern and its availability is unknown. These factors impact upon its likely deliverability during the Plan period and it should therefore not be allocated.
SR-0825	Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex	Chigwell	Tranche 1	Chigwell	Residential		N/A				Although it is known that the site is in sole ownership, information was not available 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	Tranche 1	Epping	Residential		N/A				Although the site is in a sustainable location, it was considered that residential development would be inappropriate on the site as a result of its close proximity to the Bower Hill Industrial Estate immediately to the north, the existing garages on-site and its awkward shape. The site also scored poorly at Stage 2 in terms of contamination and topography (which in the latter case would likely make development challenging due to the small scale of the site). It did not proceed any further.
SR-0827	Industrial site north of Bower Terrace, Epping, Essex	Epping	Tranche 1	Epping	Residential		N/A				This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period. It is not proposed for allocation.
SR-0828	Green space south-west of Stonards Hill, Epping, Essex	Epping	Tranche 1	Epping	Residential		N/A				The site is an amenity space in a Conservation Area and serves as a gateway point to Epping. The Stage 2 assessment indicates that the site is wholly located within a BAP priority habitat, which also provides a buffer between the existing residential development and Epping High Street. Given the need to mitigate for the loss of the BAP priority habitat, the sensitive context of the site within the Conservation Area and the small size of the site, it was considered unlikely that once these constraints are taken into account that the site would meet the site size threshold for allocation (six units). The site did not proceed any further.
SR-0829	Tesco Car Park, High Street, Epping, Essex	Epping	Tranche 1	Epping	Residential		N/A				The ownership and availability of this site is unknown and there is no evidence of it having been actively marketed. It is not proposed for allocation.
SR-0830	Site east of Buttercross Lane, Epping, Essex	Epping	Tranche 1	Epping	Residential		N/A				Although it is known that the site is in sole ownership, it will not be available for development during the Plan period. The site could proceed as windfall development but is not proposed for allocation.
SR-0831	Garage site, housing and green at Coronation Hill, Epping, Essex	Epping	Tranche 1	Epping	Residential		N/A				Although it is known that the site is in sole ownership, it will not be available for development during the Plan period. The site could proceed as windfall development but is not proposed for allocation.
SR-0832	Tyre Service Centre, Lindsey Street, Epping, Essex	Epping	Tranche 1	Epping	Residential		N/A				This site was identified as unavailable for development during the Plan period. It is not proposed for allocation.
SR-0834	Car Park, west of High Road, Loughton, Essex	Loughton	Tranche 1	Loughton	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0835	Old Epping Forest College Site, Borders Lane, Loughton, Essex	Loughton	Tranche 1	Loughton	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0836	Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping	Loughton	Tranche 1	Loughton	Residential		N/A				Although it is known that the site is in sole ownership, there was no information available to determine whether the site would be available for development during the Plan period. It is not proposed for allocation.
SR-0837	Alderton School, Alderton Hall Lane, Loughton, Essex	Loughton	Tranche 1	Loughton	Residential		N/A				Although the site scored well against several criteria at Stage 2, it was identified by the local education authority that it would be required for the expansion of Alderton School. The site did not proceed any further.
SR-0840	Retail strip at Nazeing Road, Lower Nazeing, Essex	Nazeing	Tranche 1	Lower Nazeing	Residential		N/A				This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period. The site could proceed as windfall development but is not proposed for allocation.
SR-0841	Green at Bluemans End, North Weald Bassett, Essex	North Weald Bassett	Tranche 1	North Weald Bassett	Residential		N/A				This site scored poorly at Stage 2 in terms of access and there is no reasonable prospect that this constraint could be overcome. The site also scored poorly in terms of impact on settlement character. The site did not proceed any further.
SR-0842	Car park at The Stag pub, Brentwood Road, Ongar	Ongar	Tranche 1	Ongar	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0843	Industrial site south 'The Borough', Ongar, Essex	Ongar	Tranche 1	Ongar	Residential		N/A				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 is not proposed for allocation.
SR-0844	Ongar Bridge Car Dealership, High Street, Ongar, Essex	Ongar	Tranche 1	Ongar	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0845	Car Park east of High Street, Ongar, Essex	Ongar	Tranche 1	Ongar	Residential		N/A				Although the site is in a sustainable location, it scored poorly against several criteria at Stage 2 including settlement character and impact of air quality. The potential loss of car parking in this location was considered unacceptable and the site therefore did not proceed any further.
SR-0846	Green space at Walter Mead Close, Ongar, Essex	Ongar	Tranche 1	Ongar	Residential		N/A				This site scored well across most criteria at Stage 2. However, the site comprises open space within the centre of a residential estate. It was considered that the potential loss of this open space would be detrimental to the settlement character and given the small size of the site if only part of it were to be developed it would fall below the site size threshold for allocation (six units). The site did not proceed any further.
SR-0848	Ongar Leisure Centre, The Gables, Ongar, Essex	Ongar	Tranche 1	Ongar	Residential		N/A				The site was proposed for allocation in the Draft Local Plan (2016) but the landowner subsequently confirmed that the site would not be available for development during the Plan Period. It is not proposed for allocation.
SR-0849	Tesco Express and Car Park, Coppice Row, Theydon Bois	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site was considered to have a complex ownership pattern and its availability is unknown. These factors could impact upon its likely deliverability during the Plan period. It is therefore not proposed for allocation.
SR-0850	Commercial site south of Highbridge Street, Waltham Abbey, Essex	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0851	Car park at Green Yard, Waltham Abbey, Essex	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0853	Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				The availability of the site is unknown and it is not known when its existing use as a playing field would cease. The site is therefore not proposed for allocation.
SR-0854	Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0857	C. J. Pryor Cecil House Foster Street Harlow Essex CM17 9HY	North Weald Bassett	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0865	Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN	Buckhurst Hill	Tranche 1	Buckhurst Hill	Residential		N/A				The availability of the site is unknown and the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0866	Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Ongar, Essex, CM5 0AL	Ongar	Tranche 1	Ongar	Residential		N/A				The availability of this site is unknown. The indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0867	Lucas McMullen, 258 High Road, Loughton, Essex, IG10 1RB	Loughton	Tranche 1	Loughton	Residential		N/A				The availability of this site is unknown during the Plan period. It is therefore not proposed for allocation.
SR-0869	46 Stradbroke Drive, Chigwell, Essex, IG7 5QZ	Chigwell	Tranche 1	Chigwell	Residential		N/A				The site is in sole ownership but it is not known when existing on-site uses would cease. The indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0870	Macris Nursing Home, Coopersale Lane, Theydon Bois, Epping, Essex, CM16 7NS	Theydon Bois	Tranche 1	Theydon Bois	Residential		N/A				This site scored poorly against several criteria at Stage 2 and it was considered that the location of the site is too remote. Development would not be adjacent to the existing settlement. The site did not proceed any further.
SR-0873	Rear of Mountford & Bishops Bron, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0877	Barkers Farm, Mount End, Theydon Mount, Epping CM16 7PS	Theydon Mount	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0878	46 - 48 Station Road, Loughton, Essex, IG10 4NX	Loughton	Tranche 1	Loughton	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0879	Poultry Farm, Norwood End, Fyfield, Ongar, Essex	Fyfield	Tranche 1	Fyfield	Residential		N/A				This site scored poorly against several criteria at Stage 2, including landscape sensitivity, and would promote unsustainable development patterns in an isolated location away from the main part of the village. It did not proceed any further.
SR-0881	Land to the Rear of Briar Mount, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4 1JP	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential		N/A				This site scored poorly at Stage 2 in terms of harm to the Green Belt, and it was considered that it would promote unsustainable development patterns. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further.

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.

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0882	The Oaks, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL	Stapleford Abbots	Tranche 1	Stapleford Abbots	Residential		N/A				This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0885	1 Spring Grove, Loughton, Essex, IG10 4QA	Loughton	Tranche 1	Loughton	Residential		N/A				Although the site was identified as available, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0886	169 High Street, Epping, Essex, CM16 4BL	Epping	Tranche 1	Epping	Residential		N/A				Although the site was identified as available, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0890	Land at Epping Road, Roydon, Harlow, Essex	Roydon	Tranche 1	Roydon	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0891	Hobbs Cross Open Farm Hobbs Cross Road Theydon Garnon Epping Essex CM16 7NY	Theydon Garnon	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0892	Taylor's Gravel Lane Chigwell Essex IG7 6DQ	Chigwell	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0895	105 Manor Road / 281 Fencepiece Road, Chigwell, Essex, IG7 5PN	Chigwell	Tranche 1	Chigwell	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0897	15 Stradbroke Drive, Chigwell, Essex, IG7 5QU	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site was identified as available within the first five years of the Plan period. However, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. It is not proposed for allocation.
SR-0898	Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT	Chigwell	Tranche 1	Chigwell	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0899	Rear Brownings Farmhouse, Gravel Lane, Chigwell, Essex, IG7 6DQ	Chigwell	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0901	Langley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0902	Mile Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0903	Waltham Abbey Swimming Pool, Roundhills, EN9 1UP	Waltham Abbey	Tranche 1	Waltham Abbey	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0904	Land between High Ongar Road and Chelmsford Road, Ongar, Essex, CM5 9LY	Ongar	Tranche 2	Ongar	Residential						<p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it includes land located within Flood Risk Zones 2 and 3a and there are a sufficient number of sites within the settlement that are ranked more favourably.</p> <p>The site was considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints previously identified and therefore it did not proceed any further.</p>
SR-0905	Luxborough Lakes, Rear of Roding Road, Chigwell, Essex, IG9 6BJ	Chigwell	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones and entirely constrained by Flood Risk Zone 3B, which are Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0906	Land at Upshire Road, Waltham Abbey, Essex, EN9 3HY	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0909	Land adjoining 98 Luxborough Lane, Chigwell, Essex, IG7 5AA	Chigwell	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to two less suitable strategic options. The constraints identified for these strategic options are considered to apply to the site and therefore, on that basis, the site did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0910	Land adjoining Coopersale Close/Millers Lane, Chigwell, Essex, IG7 6EU	Chigwell	Tranche 2	Chigwell Row	Residential						<p>The site is located in an unsustainable location and scored poorly against several criteria at Stage 6.2 including Green Belt harm and landscape sensitivity.</p> <p>This site was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, and therefore it did not proceed any further.</p>
SR-0911	Roding Village, Abridge Road, Chigwell, Essex, IG7 6BX	Chigwell	Tranche 1	Chigwell	Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0912	The Dellers, Epping Road, Broadley Common, Nazeing, Essex, EN9 2DH	Roydon	Tranche 2	Harlow	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0913	Land West of Merry Fiddlers, Fiddlers Hamlet, Essex, CM16 7PI	Epping	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0915	Woodview, Lambourne Road, Chigwell, Essex, IG7 6HG	Chigwell	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0916	The Maypole, 171 Lambourne Road, Chigwell, Essex, IG7 6EF	Chigwell	Tranche 1	Chigwell Row	Residential		N/A				Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0917	Chigwell Civic Amenity Site, Luxborough Lane	Chigwell	Tranche 1	Chigwell	Residential		N/A				This site scored poorly at Stage 6.2 against several criteria, including contamination and potentially very high harm to the Green Belt. The site is detached from the edge of Chigwell and it was considered that it would promote unsustainable patterns of development (sprawl). The site did not proceed any further.
SR-0918	High House Farm, Stapleford Road, Stapleford Abbots, RM4 1EJ	Stapleford Abbots	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0919	Rainbow & Dove P.H., Hastingwood Road, Hastingwood, Harlow, CM17 9JX	North Weald Bassett	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0921	Land adjacent to White Lodge, Norwood End, Fyfield, Essex, CM16 6EJ	Fyfield	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0922	Crown Hill Garden Centre, Crown Hill, Waltham Abbey, Essex, EN9 3TF	Waltham Abbey	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0923	Site at Hoe Lane, Nazeing, EN9 2RJ	Nazeing	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Part of the site is located within two less suitable strategic options. The constraints identified for these strategic options are considered to apply to the site and therefore, on that basis, the site did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0924	Oak Tree Farm (Part of), Paynes Lane, Nazeing, EN9 2EY	Nazeing	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0925	Land to the rear of Shadwalkers (Plot 1), Middle Street, Nazeing, Essex, EN9 2LH	Nazeing	Tranche 2	Lower Nazeing	Residential						This site was identified as available but other sites in Lower Nazeing were considered more preferable in terms of their ranking in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. If these alternative sites were allocated, they would cumulatively provide the desired growth in this settlement.
SR-0926	Land to the rear of Shadwalkers (Plot 2), Middle Street, Nazeing, Essex, EN9 2LH	Nazeing	Tranche 2	Lower Nazeing	Residential						This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield land not adjacent to a settlement, and there are a sufficient number of sites within the settlement that are ranked more favourably. However it was considered as part of Stage 6.3 since it was identified as potentially being able to contribute to the Council's five year housing land supply. This site scored poorly against several criteria at Stage 6.2, including impact on heritage assets, settlement character sensitivity and landscape sensitivity, and it was considered that development of this site would constitute unsustainable sprawl into the countryside. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified and therefore it did not proceed any further.

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.

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0927	Land to the North of Maplecroft and to the East of Pecks Hill, Nazeing, Essex, EN9 2NY	Nazeing	Tranche 2	Lower Nazeing	Residential						Although this site was identified as available, it was considered that other sites in Lower Nazeing were more preferable in terms of their suitability, particularly in terms of their ranking in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site has poor access. If alternative sites in Nazeing were allocated, they would cumulatively provide the desired growth in this settlement. This site is not proposed for allocation.
SR-0928	The Paddock Green Lane, Chigwell, IG7 6DN	Chigwell	Tranche 2	Chigwell	Residential						This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.
SR-0932	32 Woodgreen Road, Waltham Abbey, Essex, EN9 3SD	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0933	Oakleigh Nursery, Paynes Lane, Nazeing, EN9 2EY	Nazeing	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0935	Gypsy Mead, Ongar Road, Fyfield, Essex, CM5 0RB	Fyfield	Tranche 2	Fyfield	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0936	Land North of Baden Drive, Sewardstone, London, E4 7SB	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0937	Avenue Home, Latton Common, Near Harlow, CM17 9NJ	North Weald Bassett	Tranche 2	Harlow	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0938	Land to the East of Waltham Abbey and west of Woodgreen Road comprising Woodgreen Farm and Southend Farm, Essex, EN9 3SE	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0955	36 Highbridge Street, Waltham Abbey, EN9 1BT	Waltham Abbey	Tranche 2	Waltham Abbey	Residential						<p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site proposals include development on the car park to the rear of the site, which is constrained by Flood Risk Zone 2. Therefore, the site was less preferable and there are a sufficient number of sites within the settlement that are ranked more favourably.</p> <p>The site was considered at Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the flood risk constraint identified and therefore the site did not proceed any further.</p>
SR-0956	Halls Green, Land lying to the North of Epping Green, CM19 5DG	Roydon	Tranche 2	Harlow	Residential						The site was considered during Stage 6.3 of the site selection process in 2017. This site falls within a strategic option which was considered to be less suitable. Refer to the strategic options justification in Appendix B1.5.2 for further details.

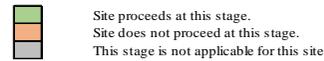
 Site proceeds at this stage.
 Site does not proceed at this stage.
 This stage is not applicable for this site.

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0958	Marshfield Service Station, Sewardstone Road, Chingford, London, E4 7RF	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0959	The Olive Tree, Luxborough Lane, Chigwell, Essex, IG7 5AB	Chigwell	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0961	Part of Pound Field, to the rear of Bell Common, Epping, CM16 4DY	Epping	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0963	North Haven, High Road, Loughton, Essex, IG10 4JJ	Loughton	Tranche 2	Loughton	Residential						This site scored poorly at Stage 6.2 in terms of its proximity to Epping Forest SAC and harm to the Green Belt. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further.
SR-0964-Z	Land to the West of Harlow between Old House Lane, Epping Road, Water Lane and Katherines, Harlow, Essex, CM19 5DJ	Roydon	Tranche 2	Harlow	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0966-Z	Land North of Stewards Green Road and east of Epping, Essex, CM16 7AT	Epping	Tranche 2	Epping	Residential						The site scored poorly against several criteria at Stage 6.2, including impact on heritage assets, Green Belt harm and landscape sensitivity. Development of this site would constitute significant unsustainable sprawl into the countryside. It was considered that these constraints were unlikely to be overcome. The site did not proceed any further.
SR-0967	The Breaches, Galley Hill Road, Waltham Abbey, EN9 2AQ	Waltham Abbey	Tranche 2	Waltham Abbey	Residential						The site is located in an unsustainable location away from Waltham Abbey and scored poorly against several criteria at Stage 6.2 including landscape sensitivity, Green Belt harm and contamination. The site is an existing employment site and it was considered that it should be retained for that purpose. The site did not proceed any further.
SR-0968	Land to the rear of Luxford Lane and west of the River Stort, Lower Sheering, Essex, CM21 9JB	Sheering	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0969	Metropolitan Police Cadet Training Centre, Lippitts Hill, Essex, IG10 4AL	Waltham Abbey	Tranche 2	High Beach	Residential						This site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield, not adjacent to a settlement and there are a sufficient number of sites within the settlement that are ranked more favourably. Therefore it did not proceed any further.
SR-0970	Land East of Sewardstone Road, Chingford, London, E4 7RJ	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0971	Nazeing Golf Club, Middle Road, Nazeing, Essex, EN9 2LW	Nazeing	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located partially within a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.

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.

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0972	Amesbury Mead Farm Livery, Sewardstone Road, Waltham Abbey, Chingford, E4 7RA	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0973	Land between Daws Hill and Sewardstone Road, Sewardstone, Chingford, E4 7RD	Waltham Abbey	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0974	Former Electricity Substation, Roding Road, Loughton, Essex, IG10 3ED	Loughton	Tranche 2	Loughton	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0976	Parklands Nursery, Parkfields, Roydon, Harlow, Essex, CM19 5JB	Roydon	Tranche 2	Roydon	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0977	ping Library, St John's Road, Epping, CM16 5J	Epping	Tranche 2	Epping	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0978	Land at Sheering Glebe, Church Lane, Sheering, Essex, CM22 7NR	Sheering	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0980	Di Maria and Presdale Farm Nurseries, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0981	Debden House Centre, Debden Road, Debden Green, Loughton, Essex, IG10 2NY	Loughton	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0983	Davenant Foundation School, Chester Road, Loughton, Essex, IG10 2LD	Loughton	Tranche 2	Loughton	Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located almost entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0984	63 Wellfields, Loughton, Essex, IG10 1PA	Loughton	Tranche 2	Loughton	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0985	1-12 Hillhouse, Ninefields, Waltham Abbey, Essex, EN9 3EL	Waltham Abbey	Tranche 2	Waltham Abbey	Residential						This site was considered to be suitable but is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. It did not proceed for further testing beyond Stage 3.
SR-0986	70 Wellfields, Loughton, IG10 1NY	Loughton	Tranche 2	Loughton	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0987	Ground Floor, 28-31 Parklands and Upper Floors 32-39 Parklands, Coopersale, Epping, Essex, CM16 7RE	Epping	Tranche 2	Coopersale	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0988	20-34 St. Peters Avenue, Shelley, Ongar, Essex, CM5 0BT	Ongar	Tranche 2	Ongar	Residential						This site was considered to have a complex pattern of leases and ownership and the timescale for existing uses ceasing is unknown. These factors would impact upon its likely deliverability during the Plan period. The site is not proposed for allocation.
SR-0989-Z	Land to the rear of Hunters Chase and West of Brentwood Road, Ongar, Essex, CM5 9DQ	Ongar	Tranche 2	Ongar	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.



Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0990	Land at Chigwell Glebe between High Road and Vicarage Lane, Chigwell, Essex, IG7 6QB	Chigwell	Tranche 2	Chigwell	Residential						Although the site was identified as available within the first five years of the Plan period, with no identified restrictions or constraints that would prevent it coming forward for development, the emerging Chigwell Neighbourhood Plan proposes to designate this site as a Local Green Space. Thus, in order to ensure a consistent approach with the Neighbourhood Plan, it is proposed that this site is not allocated but alternatively designated as District Open Land.
SR-0991	The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex, CM16 6AL	North Weald Bassett	Tranche 2	North Weald Bassett	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-0993	126 High Road, Loughton, Essex, IG10 4BE	Loughton	Tranche 2	Loughton	Residential						This site was identified as available within the first five years of the Plan period, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0994	Brent House Farm, Harlow Common, North Weald, Essex, CM17 9JD	North Weald Bassett	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-0995	69 Farm Hill Road, Waltham Abbey, Essex, EN9 1NG	Waltham Abbey	Tranche 2	Waltham Abbey	Residential						The site was identified as available within the first five years of the Plan period but the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0996	Newstead, 19 Coopersale Common, Coopersale, Epping, Essex, CM16 7QS	Epping	Tranche 2	Coopersale	Residential						The site was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development. However, the indicative capacity assessment suggests that the site would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0997	Ivy Gate, Vicarage Lane, Chigwell, Essex, IG7 6LX	Chigwell	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and therefore did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-0998	Cornerways, Turpins Lane, Chigwell, Essex, IG8 8BA	Chigwell	Tranche 2	Chigwell	Residential						The site was identified as available within the first five years of the Plan period but the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-1001	Patience Cottage, Belchers Lane, Nazeing, Essex, EN9 2SA	Nazeing	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-1002	Land to the rear of Bridge Hill, Epping, Essex, CM16 4ER	Epping	Tranche 2	Epping	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-1003	Victoria House, Victoria Road, Buckhurst Hill, Essex, IG9 5EX	Buckhurst Hill	Tranche 2	Buckhurst Hill	Residential						The site was identified as being in sole ownership and, given the pre-application enquiry received, it is assumed to be available in the short term but it was not possible to determine the timescale for the existing office use ceasing. Development of the site would conflict with the Local Plan policy (Policy E 1) which seeks to protect existing employment sites from conversion to other uses (whether the site is designated or undesignated in the Local Plan). On the basis that this employment use would be lost, the site is not proposed for allocation.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-1006	Fairmead, 48 Church Lane, Loughton, Essex, IG10 1PD	Loughton	Tranche 2	Loughton	Residential						This site was identified as available within the first five years of the Plan period, though there is uncertainty over when on-site uses would cease. As a result of a recent dismissed appeal on the site for four detached dwellings (APP/J1535/A/14/2217549), it was considered that the proposed capacity would constitute overdevelopment of the site. The site is therefore not proposed for allocation.
SR-1007	111 Church Hill, Loughton, Essex, IG10 1QR	Loughton	Tranche 2	Loughton	Residential						Although it was assumed that this site is available in the short term given the pre-application enquiry received, the indicative capacity assessment suggests that the site would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-1009	130 Hainault Road, Chigwell, Essex, IG7 5DL	Chigwell	Tranche 2	Chigwell	Residential						Although the site was identified as available within the first five years of the Plan period, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-1010	Amar Nivas, 146 Hainault Road, Chigwell, Essex, IG7 5DL	Chigwell	Tranche 2	Chigwell	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-1011	New Barns Farm, Epping Road, Roydon, Harlow, Essex, CM19 5DB	Roydon	Tranche 2	Roydon	Residential						The site scored poorly against several criteria at Stage 6.2 including landscape sensitivity and impact on heritage assets. The site is located some distance from the village centre and would constitute sprawl. It was considered these were unlikely to be overcome. This site was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints identified, and therefore it did not proceed any further.
SR-1012	Sparks Farm, 187 Nine Ashes Road, High Ongar, Ongar, Essex, CM4 0JY	High Ongar	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-1013	Esgors, High Road, Thornwood, Essex, CM16 6LY	North Weald Bassett	Tranche 2	Thornwood	Residential						This site did not proceed for further testing as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield land, not adjacent to a settlement and there are a sufficient number of sites within the settlement that are ranked more favourably. It did not proceed any further.
SR-1014	Hobbs Cross Open Farm Ltd, Hobbs Cross Road, Theydon Garmon, Epping, Essex, CM16 7NY	Theydon Garmon	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-1016	Forest Lodge, High Road, Epping, Essex, CM16 5HW	Waltham Abbey	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-1017	2A/2B Oak Lodge Avenue, Chigwell, Essex, IG7 5HZ	Chigwell	Tranche 2	Chigwell	Residential						The site was identified as available within the first five years of the Plan period but the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-1018	1-5 Stonards Hill, Epping, Essex, CM16 4QE	Epping	Tranche 2	Epping	Residential						Although this site was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-1019	Taylor's Yard, 41 - 49 High Street, Ongar, Essex, CM5 9DT	Ongar	Tranche 2	Ongar	Residential						<p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it includes land located within Flood Risk Zones 2, 3a and 3b and there are a sufficient number of sites within the settlement that are ranked more favourably.</p> <p>However it was considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. The development proposal identified from a pre-application enquiry proposed to re-use an existing building which is located on the part of the site in Flood Zone 2. The Council's response to the pre-application enquiry identified that the existing building was not of a sufficient standard for conversion. Therefore, the site would need to be considered for comprehensive redevelopment. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the flood risk identified and therefore it did not proceed any further.</p>
SR-1020	Wain, Coppice Row, Theydon Bois, Epping, Essex, CM16 7ER	Theydon Bois	Tranche 2	Theydon Bois	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-1021	Land to rear of 287-291 High Street, Epping, Essex, CM16 4DA	Epping	Tranche 2	Epping	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-1022	Piggotts Farm, Abridge Road, Theydon Bois, Essex, CM16 7NP	Theydon Bois	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-1023	Nazeing Golf Course, Clubhouse Car Park, Middle Street, Nazeing, Waltham Abbey, Essex, EN9 2LW	Nazeing	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.
SR-1025	Bury Farm, Bury Lane, Epping, Essex, CM16 5JA	Epping	Tranche 2		Residential						Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site did not progress to Stage 6.2. See Appendix B.1.5.2 for further details.
SR-1026	13 Alderton Hill, Loughton, Essex, IG10 3JD	Loughton	Tranche 2	Loughton	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-1027	60 Traps Hill, Loughton, Essex, IG10 1TD	Loughton	Tranche 2	Loughton	Residential						Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.
SR-1028	Toot Hill Golf Club, School Road, Stanford Rivers, Ongar, Essex, CM5 9PU	Stanford Rivers	Tranche 1		Residential		N/A				Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site therefore did not proceed beyond Stage 1.

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

Site Ref	Address	Parish	Tranche	Settlement (Sites proceeding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 6.1B	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-1029	Land adjacent to Basons Lane, Ongar, Essex, CM5 9AR	Ongar	Tranche 2	Ongar	Residential						<p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it included land located within Flood Risk Zones 2, 3a and 3b and there are a sufficient number of sites within the settlement that are ranked more favourably. The site also scored poorly against several criteria at Stage 6.3 including impact on heritage assets and landscape sensitivity, and development of the site could result in the loss of an existing skate park.</p> <p>However it was considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the constraints previously identified and therefore it did not proceed any further.</p>
SR-1030	Epping Rugby Club, Upland Road, Thornwood, Epping, Essex, CM16 6NL	North Weald Bassett	Tranche 2	Thornwood	Residential						<p>This site did not proceed for further testing at Stage 3 as it is ranked lower in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site was less preferable because it is greenfield land, not adjacent to a settlement and there are a sufficient number of sites within the settlement that are ranked more favourably.</p> <p>However, it was considered as part of Stage 6.3 in 2017 since it was identified as potentially being able to contribute to the Council's five year housing land supply. Although the site could contribute to the five year housing land supply, it was considered that this benefit did not override the site's less preferable ranking in the hierarchy, as well as the identified constraints identified such as its remote location and likely harm to the Green Belt harm. Therefore it did not proceed any further.</p>
SR-1031	Cunningham House, Pike Way, North Weald Bassett, Epping, Essex, CM16 6BL	North Weald Bassett	Tranche 2	North Weald Bassett	Residential						<p>The site was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development, there is remaining uncertainty around when existing on-site uses would cease. It was considered that loss of the existing specialist housing (elderly care home) would conflict with the Local Plan policy (Policy H 1), which resists the loss of specialist housing designed to meet the identified needs of people with support needs. The site is not proposed for allocation.</p>
SR-1032	St Thomas More RC Church And Presbytery, 106 Willingale Road, Loughton, Essex, IG10 2DA	Loughton	Tranche 2	Loughton	Residential						<p>Site is proposed for allocation. The justification for the allocation can be found in Appendix B1.6.6.</p>
SR-1033	Land to the East of North Weald Airfield and West of Church Lane, North Weald Bassett, Essex, CM16 6AA	North Weald Bassett	Tranche 2	North Weald Bassett	Residential						<p>This site was identified as unavailable for development during the Plan period. It is not proposed for allocation.</p>