

F1.4 Results of Identifying Sites for Further Testing

Appendix F1.4
Stage 6.3: Results of Identifying Employment Sites for
Further Testing

Site Ref.	Address	Settlement	Site Size (Ha)	Capacity (Floorspace in sqm)	Primary Employment Use	Site Suitability	Justification for Site Suitability	Site Rank				Land Preference Hierarchy	Site to Proceed to Stage 3/4
								Expansion of Existing Sites before New Sites	Flood Risk	Location	Agricultural Land		
SR-0190	Land at Luxborough Lane, Chigwell, Essex, IG7 5AA	Chigwell	7.30	43,740	B1a/b	Not suitable	The site scored poorly at Stage 2 in relation to Green Belt harm and its proximity to an existing settlement. It was considered that it would not be a sustainable employment location and did not proceed any further.	N	1	3	2	N3	The site did not proceed for further testing.
SR-0558	Land adjacent West Hatch Academy	Chigwell	4.36	26,160	B1a/b	Not suitable	The site scored poorly at Stage 2 in relation to Green Belt harm and its proximity to an existing settlement. It was considered that it would not be a sustainable employment location and did not proceed any further.	N	2	6	3	N6	The site did not proceed for further testing.
SR-0006-N	Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF	Harlow	0.93	3,760	B8	Suitable	The site scored poorly at Stage 6.2 in relation to Green Belt harm, landscape sensitivity, potential impact on Site of Special Scientific Interest and its relative distance from existing settlements. The Stage 6.2 assessment considered the site in isolation. However, it comprises an individual land holding within the wider Latton Priory strategic site. The Latton Priory strategic site was included as a proposed site allocation in the Draft Local Plan (2016) and represents a strategic location for focussing growth as part of the wider Harlow and Gilston Garden Town. The land surrounding SR 0006-N would be brought forward for residential development as part of this proposal. On this basis it was considered that the identified constraints could be overcome and would enable this site to contribute to the provision of employment land within the wider Latton Priory strategic site. The site therefore continued to proceed.	E	1	7	1	E7	This site proceeded for further testing.

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SR-0066	Harlow Park Nursery, London Road, North Weald Bassett	Harlow	7.14	28,560	B8	Not suitable	The site scored poorly against several Stage 2 criteria including access to the site, impact on Ancient Woodland, landscape sensitivity, Green Belt harm and its relative distance from existing settlements. When taking into account existing settlement patterns and the Council's proposals for the Harlow and Gilston Garden Town, this site is and would remain in a relatively isolated location, which is not adjacent or integrated into Harlow or the Garden Communities located within this District. It was therefore considered that this site would comprise an unsustainable location for employment uses as they would not be integrated with other residential or employment development and would promote less sustainable forms of travel. The site did not proceed any further.	N	1	7	3	N7	The site did not proceed for further testing.
SR-0092	Latton Park, London Road, Harlow	Harlow	17.93	71,720	B8	Not suitable	The site scored poorly against several Stage 2 criteria including impacts on Ancient Woodland, impact on Ancient trees, landscape sensitivity, loss of agricultural land and the site's relative distance from existing settlements. When taking into account existing settlement patterns and the Council's proposals for the Harlow and Gilston Garden Town, this site is and would remain in a relatively isolated location, which is not adjacent or integrated into Harlow or the Garden Communities located within this District. It is therefore considered that this site would comprise an unsustainable location for employment uses as they would not be integrated with other residential or employment development and would promote less sustainable forms of travel. Whilst it is recognised that an access point will be required in the general vicinity of this site (although not through this site) to connect the Latton Priory strategic site to London Road B1393, it was considered that this could be designed sensitively to minimise the harm to the landscape and settlement character through, for example, appropriate landscape design/planting. Such an approach could not be adopted for the scale of development proposed at this site in this location. The site did not proceed any further.	N	1	7	3	N7	The site did not proceed for further testing.

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SR-0409	Land at J7 of M11	Harlow	7.18	28,720	B8	Not suitable	The site scored poorly against several Stage 2 criteria including access to the site, impacts on Ancient Woodland, landscape sensitivity and Green Belt harm and the site's relative distance from existing settlements. When taking into account existing settlement patterns and the Council's proposals for the Harlow and Gilston Garden Town, this site is and would remain in a relatively isolated location, which is not adjacent or integrated into Harlow or the Garden Communities located within this District. It was therefore considered that this site would comprise an unsustainable location for employment uses as they would not be integrated with other residential or employment development and would promote less sustainable forms of travel. The site did not proceed any further.	N	1	7	3	N7	The site did not proceed for further testing.
SR-0394-A1	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	8.19	32,760	B8	Not suitable	The site scored poorly against several Stage 6.2 criteria including flood risk, impact on agricultural land and heritage assets. It was also considered that the scale of development would be out of keeping and would harm the character of High Ongar. The site did not proceed any further.	E	2	7	3	E7	The site did not proceed for further testing.
SR-0394-B1	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	0.94	3,760	B8	Not suitable	The site scored poorly at Stage 6.2 in relation to impact on agricultural land and heritage assets. It was also considered that the intensification of employment uses in this location would be out of keeping with the character of High Ongar. The site did not proceed any further.	E	1	7	3	E7	The site did not proceed for further testing.
SR-0394-C1	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	3.24	12,960	B8	Not suitable	The site scored poorly at Stage 6.2 across a number of criteria including Green Belt harm and landscape sensitivity, which were unlikely to be overcome. It was also considered that the site would promote unsustainable development patterns. It did not proceed any further.	E	2	7	3	E7	The site did not proceed for further testing.
EMP-0002b	Land to rear of Langston Road Industrial Estate and West of M25, Loughton, IG10 3DQ	Loughton	5.01	16,032	B8	Suitable	The site scored poorly against several Stage 6.2 criteria including the need to create an access to the site, flood risk and impact on BAP habitats. It was considered that these constraints were unlikely to be overcome for the southern part of the site. Within the northern part of the site, for the area located within Flood Zones 1 and 2, it was considered that the flood risk and BAP habitat constraints could be overcome if limited development is promoted and compensatory habitat is provided. The northern part of the site continued to proceed.	E	3	4	2	E7	This site proceeded for further testing on the basis that only the northern part is suitable.

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SR-0325	Loughton, Langston Road North	Loughton	9.39	56,400	B1a/b	Not suitable	The site scored poorly against several Stage 2 criteria including access to the site, impact on Ancient Woodland and BAP Priority Habitats and harm to Green Belt. It was considered that these constraints were unlikely be overcome and the site did not proceed any further.	N	2	7	3	N7	The site did not proceed for further testing.
SR-0508-N	Nazeing Bridge Works / Glassworks, Nazeing New Road, Broxbourne, EN10 6SY	Lower Nazeing	3.55	14,184	B1a/b	Not suitable	Whilst the site is located within the Lee Valley Regional Park, it is previously developed land and the impacts to the Park were considered to be mitigable. However, the site scored poorly at Stage 6.2 in relation to flood risk as the whole site is in Flood Zone 2, and a substantial amount (80%) of the site is in Flood Zone 3a, with 3% in Flood Zone 3b. It was considered that the flood risk constraint was unlikely to be overcome and the site did not proceed any further.	E	3	3	1	E7	The site did not proceed for further testing.
SR-0580	Land at 42 Hoe Lane, Nazeing, EN9 2RG	Lower Nazeing	4.94	19,800	B8	Not suitable	This site scored poorly at Stage 2 in relation to access to the site and access to the strategic road network. Given that the site has been appraised for a primary use of B8, it was considered that these constraints were unlikely to be overcome. Furthermore, the site is located within the Nazeing and South Roydon Conservation Area and any development could cause harm. The site did not proceed any further.	N	1	5	3	N5	The site did not proceed for further testing.
SR-0940	North Weald Airfield, North Weald, CM16 6HR	North Weald Bassett	30.76	106,240	B8	Suitable	The site is in a sustainable location adjacent to North Weald Bassett and generally scored well at Stage 2. It was considered that identified constraints including Green Belt harm could be overcome. The site therefore continued to proceed.	E	1	5	1	E5	This site proceeded for further testing.
SR-0375-N	Galley Hill Road Industrial Estate, Waltham Abbey, EN9 2AG	Waltham Abbey	1.28	5,120	B8	Suitable	The site scored well against most Stage 6.2 criteria and it was considered that identified constraints including site access, Green Belt harm and landscape sensitivity could be overcome. The scale of development would also facilitate the expansion of an existing, well used employment site. The site therefore continued to proceed.	E	1	7	3	E7	This site proceeded for further testing.
SR-1034-Z	Land adjacent to the north of A121, south of Waltham Abbey, EN9 3AA	Waltham Abbey	25.60	102,400	B8	Suitable	The site scored well against most Stage 6.2 criteria and it was considered that identified constraints including Green Belt harm could be overcome. The site is in a sustainable location for B8 uses as a result of proximity to the strategic road network and there are employment uses adjacent to the site. The site therefore continued to proceed.	N	1	5	3	N5	This site proceeded for further testing.