

Employment Land Supply Assessment 2017

Site reference: SR-0092

Alternative site reference(s): Strategic Site K

Parish: North Weald Bassett

Size (ha): 17.93

Address: Latton Park, London Road, Harlow



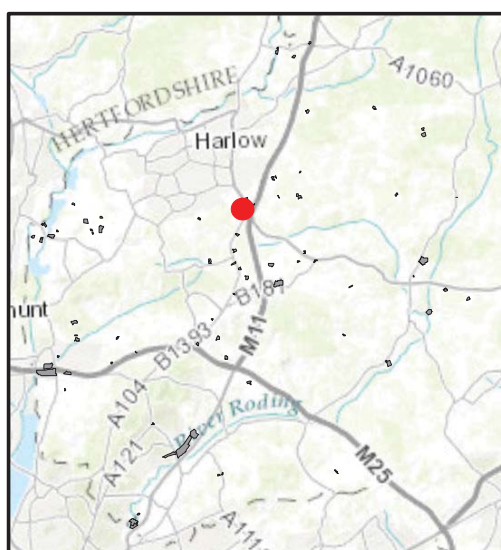
Site description: The site is open and undeveloped. There are road(s) immediately adjacent to the site. Some or all of the site is bounded by hedgerows, forestry or other vegetation. The site contains grassed areas.



 Potential for development

Status of site in Local Plan: Unallocated employment site

Status of employment use: Potential new employment site



Client
Epping Forest District Council

Job Title
Epping Forest District Employment Land Supply Assessment

Drawing Status	Date
Issue	June 2017

Drawing No	Issue
SR-0092	P1

ARUP  **Epping Forest District Council**
www.eppingforestdc.gov.uk

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Existing Site Appraisal

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

Is future employment use compatible with neighbouring uses?: Yes

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

Relevant approved planning applications: None

Adjacent land uses: Agricultural; retail

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

Opportunities for Growth

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