

## **F1.1 Overview of Assessment of Employment Sites**

# ARUP

## Appendix F1.1 Overview of Assessment of Employment Sites



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

Site Ref	Address	Parish	Settlement (Sites preceding to Stage 2 only)	Promoted Use	Stage 1 /Stage 6.1	Stage 2 /Stage 6.2	Stage 3 /Stage 6.3	Stage 4 /Stage 6.4	Justification
SR-0325	Loughton, Langston Road North	Loughton	Loughton	Employment	Green	Green	Orange	Green	The site scored poorly against several Stage 2 criteria including access to the site, impact on Ancient Woodland and BAP Priority Habitats and harm to Green Belt. It was considered that these constraints were unlikely to be overcome and the site did not proceed beyond Stage 3.
SR-0375-N	Galley Hill Road Industrial Estate, Waltham Abbey, EN9 2AG	Waltham Abbey	Waltham Abbey	Employment	Green	Green	Green	Green	Site is proposed for allocation. The justification for the allocation can be found in Appendix F1.5.3.
SR-0394-A1	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	High Ongar	Employment	Green	Green	Orange	Green	The site scored poorly against several Stage 6.2 criteria including flood risk, impact on agricultural land and heritage assets. It was also considered that the scale of development would be out of keeping and would harm the character of High Ongar. The site did not proceed beyond Stage 6.3.
SR-0394-B1	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	High Ongar	Employment	Green	Green	Orange	Green	The site scored poorly at Stage 6.2 in relation to impact on agricultural land and heritage assets. It was also considered that the intensification of employment uses in this location would be out of keeping with the character of High Ongar. The site did not proceed beyond Stage 6.3.
SR-0394-C1	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	High Ongar	Employment	Green	Green	Orange	Green	The site scored poorly at Stage 6.2 across a number of criteria including Green Belt harm and landscape sensitivity, which were unlikely to be overcome. It was also considered that the site would promote unsustainable development patterns. It did not proceed beyond Stage 6.3.
SR-0409	Land at J7 of M11	North Weald Bassett	Harlow	Employment	Green	Green	Orange	Green	The site scored poorly against several Stage 2 criteria including access to the site, impacts on Ancient Woodland, landscape sensitivity and Green Belt harm and the site's relative distance from existing settlements. When taking into account existing settlement patterns and the Council's proposals for the Harlow and Gilston Garden Town, this site is and would remain in a relatively isolated location, which is not adjacent or integrated into Harlow or the Garden Communities located within this District. It was therefore considered that this site would comprise an unsustainable location for employment uses as they would not be integrated with other residential or employment development and would promote less sustainable forms of travel. The site did not proceed beyond Stage 3.
SR-0508-N	Nazeing Bridge Works / Glassworks, Nazeing New Road, Broxbourne, EN10 6SY	Nazeing	Nazeing	Employment	Green	Green	Orange	Green	Whilst the site is located within the Lee Valley Regional Park, it is previously developed land and the impacts to the Park were considered to be mitigable. However, the site scored poorly at Stage 6.2 in relation to flood risk as the whole site is in Flood Zone 2, and a substantial amount (80%) of the site is in Flood Zone 3a, with 3% in Flood Zone 3b. It was considered that the flood risk constraint was unlikely to be overcome and the site did not proceed beyond Stage 6.3.
SR-0543-N	Mill Lane, Ongar, CM5 0DN	High Ongar	High Ongar	Employment	Orange	Grey	Grey	Grey	Site is located outside the Settlement Buffer Zones, one of the Major Policy Constraints. The site was not considered further. The site therefore did not proceed beyond Stage 6.1.