

## Epping Forest District Council Local Plan - Sites for consideration following Regulation 18 consultation

July 2017

The District Council is undertaking further site selection work as part of the progression of the Local Plan process. The list includes new sites, sites in which the boundaries have been changed and therefore required further assessment, and sites withdrawn by the landowner / developer. This takes into account representations received through the draft Local Plan consultation and further sites submitted prior to the 31st March 2017 deadline. There are 169 sites which are currently being assessed as part of this process. The Council will then conclude on any alterations that may be required to the Local Plan site allocations prior to the publication of the Pre-Submission Regulation 19 Plan, taking into account responses received to the Regulation 18 Draft Local Plan and further emerging evidence base.

Parish	Site Type	Address	Size (ha)	Primary Landuse
Buckhurst Hill	New Sites	Victoria House, Victoria Road, Buckhurst Hill, Essex, IG9 5EX	0.85	Residential
	Amended	Queens Road Car Park and land to the rear of 16 Forest Edge and 7 Briar Close, Buckhurst Hill, Essex, IG9 5EF	0.51	Residential
		Land at Lower Queens Road, Buckhurst Hill, Essex, IG9 6DS	0.11	Residential
Chigwell	New Sites	Land adjoining Coopersale Close/Millers Lane, Chigwell, Essex, IG7 6EU	3.26	Residential
		Land adjoining 98 Luxborough Lane, Chigwell, Essex, IG7 5AA	0.287	Residential
		Roding Village, Abridge Road, Chigwell, Essex, IG7 6BX	57.818	Residential
		Woodview, Lambourne Road, Chigwell, Essex, IG7 6HG	1.31	Residential
		The Paddock Green Lane, Chigwell, IG7 6DN	1.281	Residential
		The Olive Tree, Luxborough Lane, Chigwell, Essex, IG7 5AB	0.716	Residential
		Land at Chigwell Glebe between High Road and Vicarage Lane, Chigwell, Essex, IG7 6QB	1.74	Residential
		Ivy Gate, Vicarage Lane, Chigwell, Essex, IG7 6LX	0.772	Residential
		Cornerways, Turpins Lane, Chigwell, Essex, IG8 8BA	0.076	Residential
		181-185 High Road, Chigwell, Essex, IG7 6NU	0.103	Residential
		130 Hainault Road, Chigwell, Essex, IG7 5DL	0.163	Residential
		Amar Nivas, 146 Hainault Road, Chigwell, Essex, IG7 5DL	0.172	Residential
		2A/2B Oak Lodge Avenue, Chigwell, Essex, IG7 5HZ	0.096	Residential
		2 Courtland Drive, Chigwell, Essex, IG7 6PN	0.105	Residential
		Luxborough Lakes, Rear of Roding Road, Chigwell, Essex, IG9 6BJ	8.719	Residential
		Land adjoining Coopersale Close/Millers Lane, Chigwell, Essex, IG7 6EU	3.26	Residential
		Land adjoining 98 Luxborough Lane, Chigwell, Essex, IG7 5AA	0.287	Residential
	Amended	Land north of Vicarage Lane, Chigwell, IG7 6LS	14.435	Residential

Parish	Site Type	Address	Size (ha)	Primary Landuse
		Land bounded by Hainault Road, Courtland Drive/Chigwell Brook and the London Underground Line, Chigwell, Essex, IG7 6QX	16.285	Residential
		Land at Great Owl Road, Chigwell, Essex, IG7 6AL	2.419	Residential
		Land north of Roding Lane, Chigwell, Essex, IG7 6BN	4.78	Residential
		Land north of Vicarage Lane, Chigwell, IG7 6LS	8.501	Residential
		Land north of Vicarage Lane, Chigwell, IG7 6LS	4.838	Residential
		Land at Little West Hatch and Chigwell Nursery, High Road, Chigwell, Essex, L IG7 5BS	5.99	Residential
		Land between Froghall Lane and Railway Line, Chigwell, Essex, IG7 5EP	2.457	Residential
Withdrawn	Land north of Vicarage Lane, Chigwell, IG7 6LS	14.435	Residential	
Chipping Ongar	New Sites	Land between High Ongar Road and Chelmsford Road, Chipping Ongar, Essex, CM5 9LY	1.082	Residential
		Land East of Longfields	7.152	Residential
		20-34 St. Peters Avenue, Shelley, Ongar, Essex, CM5 0BT	0.201	Residential
		Taylor's Yard, 41 - 49 High Street, Ongar, Essex, CM5 9DT	0.145	Residential
	Amended	Land East of Ongar Castle, Chipping Ongar, Essex, CM5 9JT	70.279	Residential
		2.9ha plot of land adjacent to High Ongar Road, High Ongar and 12 Fyfield Road, Ongar, CM5 0AH	3.131	Residential
		Land at Greenstead Road, Chipping Ongar, Essex, CM5 9HJ	3.32	Residential
		Land to the rear of Hunters Chase and West of Brentwood Road, Chipping Ongar, Essex, CM5 9DQ	0.8	Residential
		Land to the west of Stanford Rivers Road, Chipping Ongar, Essex, CM5 9EP	16.037	Residential
Land East of Ongar Castle, Chipping Ongar, Essex, CM5 9JT	70.279	Residential		
Epping	New Sites	Land West of Merry Fiddlers, Fiddlers Hamlet, Essex, CM16 7PI	0.625	Residential
		Part of Pound Field, to the rear of Bell Common, Epping, CM16 4DY	0.593	Residential
		Ground Floor, 28-31 Parklands and Upper Floors 32-39 Parklands, Coopersale, Epping, Essex, CM16 7RE	0.161	Residential
		Land to the rear of Bridge Hill, Epping, Essex, CM16 4ER	0.426	Residential
		Newstead , 19 Coopersale Common, Coopersale, Epping, Essex, CM16 7QS	0.142	Residential
		Old Bank Chambers, 287 - 291 High Street, Epping, Essex, CM16 4DA	0.045	Residential
		Land to rear of former Spotted Dog, Meadow View, 2 Ivy Chimneys Road, Epping, Essex, CM16 4E	0.299	Residential
		17 Hemnall Street, Epping, Essex, CM16 4LS	0.035	Residential
		1-5 Stonards Hill, Epping, Essex, CM16 4QE	0.219	Residential

Parish	Site Type	Address	Size (ha)	Primary Landuse
	Amended	Land to rear of 287-291 High Street, Epping, Essex, CM16 4DA	0.045	Residential
		Bury Farm, Bury Lane, Epping, Essex, CM16 5JA	0.826	Residential
		Land north of Stewards Green Road and east of Epping, Essex, CM16 7AT	56.809	Residential
		Land at Millhouse Farm, Theydon Road, Epping, CM16 4DL	0.421	Residential
		St Johns Road Area, Epping Town Centre	2.83	Residential
	Withdrawn	Coopersale Cricket Club and Coopersale and Theydon Garnon Primary School Playing field		Residential
Fyfield	New Sites	Land Adjacent to White Lodge, Norwood End, Fyfield, Essex, CM16 6EJ	0.249	Residential
		Gypsy Mead, Ongar Road, Fyfield, Essex, CM5 0RB	0.814	Residential
High Ongar	New Sites	Norton Heath Riding Centre, Fingrith Hall Lane, High Ongar, Ongar, Essex, CM4 0JP	5.474	Residential
		Sparks Farm, 187 Nine Ashes Road, High Ongar, Ongar, Essex, CM4 0JY	6.896	Residential
	Amended	Mill Lane, Ongar, CM5 0DN	4.667	Employment
		Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	8.191	Employment
		Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	0.942	Employment
		Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	3.243	Employment
Loughton	New Sites	North Haven, High Road, Loughton, Essex, IG10 4JJ	0.492	Residential
		Davenant Foundation School, Chester Road, Loughton, Essex, IG10 2LD	8.675	Residential
		63 Wellfields, Loughton, Essex, IG10 1PA	0.257	Residential
		70 Wellfields, Loughton, IG10 1NY	0.234	Residential
		Former Electricity Substation, Roding Road, Loughton, Essex, IG10 3ED	0.194	Residential
		Debden House Centre, Debden Road, Debden Green, Loughton, Essex, IG10 2NY	19.902	Residential
		Land to the rear of 268-278 High Road, Loughton, Essex, IG10 4BG	0.098	Residential
		126 High Road, Loughton, Essex, IG10 4BE	0.024	Residential
		Fairmead, 48 Church Lane, Loughton, Essex, IG10 1PD	0.339	Residential
		111 Church Hill, Loughton, Essex, IG10 1QR	0.023	Residential
		13 Alderton Hill, Loughton, Essex, IG10 3JD	1.275	Residential
		60 Traps Hill, Loughton, Essex, IG10 1TD	0.135	Residential
		Land to the rear of Langston Road Industrial Estate and West of M25, Loughton, IG10 3DQ	5.01	Employment
		St Thomas More RC Church And Presbytery, 106 Willingale Road, Loughton, Essex, IG10 2DA	0.503	Residential

Parish	Site Type	Address	Size (ha)	Primary Landuse
	Amended	Beech Farm, High Road, Loughton, Essex IG10 4JJ	1.38	Residential
		Loughton London Underground Car Park, Station Road, Loughton, Essex, IG10 4NZ	1.62	Residential
		South of Clays Lane, West of Englands Lane, North of Coles Green, IG10 2NS	3.12	Residential
		Loughton Library, Central Library, Trapps Hill, Loughton, IG10 1HD	0.258	Residential
		Chigwell Lane Service Station, Loughton Broadway, Loughton, Essex, IG10 3SZ	0.2	Residential
	Withdrawn	Loughton Resource Centre, off Torrington Drive		Residential
Nazeing	New Sites	Nazeing Golf Club, Middle Road, Nazeing, Essex, EN9 2LW	64.58	Residential
		Patience Cottage, Belchers Lane, Nazeing, Essex, EN9 2SA	0.339	Residential
		Nazeing Golf Course, Clubhouse Car Park, Middle Street, Nazeing, Waltham Abbey, Essex, EN9 2LW	0.547	Residential
		Land at The Meadows, Carters Mead, Waltham Road, Nazeing, Essex, EN9 2LX	2.579	Traveller
		Adjacent to Havenslea, Nazeing Common, Nazeing, EN9 2SD	0.435	Traveller
		Land at Sedge Green, Nazeing, Essex, CM19 5JR	1.13	Employment
		Site at Hoe Lane, Nazeing, EN9 2RJ	6.52	Residential
		Oak Tree Farm (Part of), Paynes Lane, Nazeing, EN9 2EY	9.32	Residential
		Land to the rear of Shadwalkers (Plot 1), Middle Street, Nazeing, Essex, EN9 2LH	0.47	Residential
		Land to the rear of Shadwalkers (Plot 2), Middle Street, Nazeing, Essex, EN9 2LH	2.45	Residential
		Land to the North of Maplecroft and to the East of Pecks Hill, Nazeing, Essex, EN9 2NY	0.57	Residential
		Oakleigh Nursery, Paynes Lane, Nazeing, EN9 2EY	1.31	Residential
		Broxlea Nursery, Nursery Road, Nazeing, Essex, EN9 2JE	1.27	Residential
		Di Maria and Presdale Farm Nurseries, Hoe Lane, Nazeing, Essex, EN9 2RJ	8.26	Residential
		Former Total Garage, Nazeing Road, Nazeing, Essex, EN9 2LD	0.08	Residential
		James Mead, Waltham Road, Long Green, Nazeing, Essex, EN9 2LU	1.17	Traveller
		Auburnville, Carthegena Estate, Nazeing, Broxbourne, EN10 6TA	0.09	Traveller
	Amended	Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	0.92	Residential
		Chimes Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, Essex, EN10 6RJ	1.59	Residential
		Nazeing Bridge Works / Glassworks, Nazeing New Road, Broxbourne, EN10 6SY	3.55	Employment

Parish	Site Type	Address	Size (ha)	Primary Landuse
North Weald Bassett	New Sites	The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex, CM16 6AL	1.667	Residential
		Land to the east of North Weald Airfield and West of Church Lane, North Weald Bassett, Essex, CM16 6AA	11.025	Residential
		Brent House Farm, Harlow Common, North Weald, Essex, CM17 9JD	1.258	Residential
		Esgors, High Road, Thornwood, Essex, CM16 6LY	1.008	Residential
		Epping Rugby Club, Upland Road, Thornwood, Epping, Essex, CM16 6NL	0.443	Residential
		Cunningham House, Pike Way, North Weald Bassett, Epping, Essex, CM16 6BL	0.549	Residential
		Rainbow & Dove P.H., Hastingwood Road, Hastingwood, Harlow, CM17 9JX	2.17	Residential
		Avenue Home, Latton Common, Near Harlow, CM17 9NJ	0.38	Residential
		North Weald Airfield, North Weald, CM16 6HR	30.77	Employment
	Amended	Land at Upland Road, Thornwood Common, Essex, CM16 6NJ	0.47	Residential
		The Ongar Park Estate, North Weald Bassett, Essex, CM16 6DP	13.89	Residential
		Latton Priory Farm, London Road, Harlow, Essex, CM18 7HT	150.89	Residential
		Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF	0.935	Employment
Roydon	New Sites	Parklands Nursery, Parkfields, Roydon, Harlow, Essex, CM19 5JB	2.651	Residential
		Tomary, Hamlet Hill, Roydon, Essex, CM19 5JY	0.247	Traveller
		Moore's Estate, Harlow Road, Roydon, Essex, CM19 5LR	0.978	Traveller
		Rose Farm, Hamlet Hill, Roydon, CM19 5JU	0.206	Traveller
		Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA	0.434	Traveller
		New Barns Farm, Epping Road, Roydon, Harlow, Essex, CM19 5DB	2.331	Residential
		The Conifers, Netherall Road, Glen Faba Road, Roydon, Essex, CM19 5JW	0.74	Traveller
		Roydon Lodge Chalet Estate, Roydon, Essex, CM19 5EF	2.569	Traveller
		Halls Green, Land lying to the North of Epping Green, CM19 5DG	1.51	Residential
		The Dellers, Epping Road, Broadley Common, Nazeing, Essex, EN9 2DH	0.9	Residential
	Amended	Land to the West of Harlow between Old House Lane, Epping Road, Water Lane and Katherines, Harlow, Essex, CM19 5DJ	72.33	Residential
		Land to the West of Roydon at Temple Farm, Roydon, Essex, CM19 5EB	11.96	Residential
		Kingsmead School, Epping Road, Roydon, Essex, CM19 5HU	1.35	Residential
		Land West of Sumners and North of Epping Road, Harlow, Essex, EN9 2DH	36.04	Residential
		Land at East End Farm, Harlow, Essex, CM19 5HG	38.02	Residential
		Land at East End Farm, Harlow, Essex, CM19 5HG	56.07	Residential

Parish	Site Type	Address	Size (ha)	Primary Landuse
Sheering	New Sites	Land at Sheering Glebe, Church Lane, Sheering, Essex, CM22 7NR	0.34	Residential
		Land to the rear of Luxford Lane and west of the River Stort, Lower Sheering, Essex, CM21 9JB	0.3	Residential
	Amended	Land at Sheering Lower Road and West of Harlow Road, Lower Sheering, Essex, CM17 0NE	160.08	Residential
		Land East of Lower Sheering and to the rear of Sheering Lower Road, Harlow, Essex, CM21 9LG	6.14	Residential
		Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH	2.64	Residential
		Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH	0.64	Residential
		Land East of Harlow, North of Church Langley and South of Sheering Road, Harlow, Essex, CM17 0NG	125.96	Residential
Stanford Rivers	New Sites	High House Farm , Stapleford Road, Stapleford Abbots, RM4 1EJ	10.005	Residential
		Valley View, Curtis Mill Lane, Stapleford Abbots, Essex, RM4 1HS	0.672	Traveller
		Toot Hill Golf Club, School Road, Stanford Rivers, Ongar, Essex, CM5 9PU	0.46	Residential
	Amended	Stewarts Farm, School Road, Stanford Rivers, Ongar, Essex, CM5 9PT	0.7	Employment
Stapleford Abbots	New Sites	High House Farm , Stapleford Road, Stapleford Abbots, RM4 1EJ	10.005	Residential
	Amended	Land at Oakfield Road, Stapleford Abbots, Essex, RM4 1JH	2.481	Residential
Stapleford Tawney	New Sites	Birchfield, Epping Lane, Stapleford Tawney, Essex, RM4 1ST	2.84	Traveller
Theydon Bois	New Sites	Wain, Coppice Row, Theydon Bois, Epping, Essex, CM16 7ER	0.15	Residential
		Piggotts Farm, Abridge Road, Theydon Bois, Essex, CM16 7NP	1.27	Residential
	Amended	Theydon Bois London Underground Car Park, Station Approach, Theydon Bois, Essex, CM16 7HR	0.3	Residential
Theydon Garnon	New Sites	Crown Hill Garden Centre, Crown Hill, Waltham Abbey, Essex, EN9 3TF	0.241	Residential
Waltham Abbey	New Sites	1-12 Hillhouse, Ninefields, Waltham Abbey, Essex, EN9 3EL	0.522	Residential
		69 Farm Hill Road, Waltham Abbey, Essex, EN9 1NG	0.068	Residential
		Forest Lodge, High Road, Epping, Essex, CM16 5HW	0.41	Residential
		Land at Upshire Road, Waltham Abbey, Essex, EN9 3HY	11.53	Residential
		Crown Hill Garden Centre, Crown Hill, Waltham Abbey, Essex, EN9 3TF	0.24	Residential

Parish	Site Type	Address	Size (ha)	Primary Landuse		
		32 Woodgreen Road, Waltham Abbey, Essex, EN9 3SD	0.23	Residential		
		Land North of Baden Drive, Sewardstone, London, E4 7SB	0.75	Residential		
		Land to the East of Waltham Abbey and west of Woodgreen Road comprising Woodgreen Farm and Southend Farm, Essex, EN9 3SE	30.51	Residential		
		36 Highbridge Street, Waltham Abbey, EN9 1BT	0.12	Residential		
		Marshfield Service Station, Sewardstone Road, Chingford, London, E4 7RF	0.29	Residential		
		The Breaches, Galley Hill Road, Waltham Abbey, EN9 2AQ	3.15	Residential		
Waltham Abbey	New Sites	Metropolitan Police Cadet Training Centre, Lippitts Hill, Essex, IG10 4AL	9.75	Residential		
		Land East of Sewardstone Road, Chingford, London, E4 7RJ	11.24	Residential		
		Amesbury Mead Farm Livery, Sewardstone Road, Waltham Abbey, Chingford, E4 7RA	3.16	Residential		
		Land between Daws Hill and Sewardstone Road, Sewardstone, Chingford, E4 7RD	1.03	Residential		
	Amended	Galley Hill Road Industrial Estate, Waltham Abbey, EN9 2AG	1.28	Employment		
		Land adjacent to the north of A121, south of Waltham Abbey, EN9 3AA	25.6	Employment		
		Land South of Honey Lane, Waltham Forest, EN9 3BA	1.13	Residential		
		Land to South of Honey Lane, Waltham Abbey, Essex, EN9 3BA	5.06	Residential		
		Pritchards Nursery, Mott Street, Waltham Abbey, London, E4 7RW	2.17	Residential		
		Pickfield Nursery, Pick Hill, Waltham Abbey, Essex, EN9 3LB	4.22	Residential		
		Land at Paternoster Hill, Waltham Abbey, Essex, EN9 3JY	13.93	Residential		
		Former Haulage Yard, Sewardstone Hall, Sewardstone Road, Sewardstone, London, E4 7RH	1.65	Residential		
		Willingale	New Sites	Greenacres, Walls Green, Silver Lane, Willingale, Chipping Ongar, Essex, CM5 0QN	2.768	Traveller
				Steers, Pigstye Green Road, Willingale, Ongar, Essex, CM5 0QF	1.307	Traveller