

Harlow District Council

# Strategic Housing Land Availability Assessment

## 2014





# Harlow Strategic Housing Land Availability Assessment (SHLAA)

Harlow District Council

April 2014

Version 5

Planning Services  
Harlow District Council  
Civic Centre  
The Water Gardens  
Harlow  
Essex CM20 1WG



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# Executive Summary

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ES1. The Strategic Housing Land Availability Assessment is a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. This assessment is required by national policy, set out in NPPF<sup>1</sup>. This study is an assessment to identify land for housing and assess the deliverability and developability of sites.

ES2. The purpose of a SHLAA is to identify sites within the district that may have potential for housing, to assess this potential, and to assess if they are likely to be brought forward for development. It must be remembered that land identified as part of this study forms part of the evidence base to assist in the preparation of the Council's future development plan. **It does not allocate sites for development or mean sites identified through the process will be developed for housing.**

## The Methodology

ES3 The Council will be following the methodology approach as set out in the Government Guidance published by the DCLG in July 2007.

ES4. The guidance sets out an eight stage assessment process, with two additional optional stages: (see figure 2.1)

1. *Planning the Assessment*
2. *Determining which sources of sites will be included in the Assessment.*
3. *Desk top review of existing information.*
4. *Determining which sites and areas will be surveyed.*
5. *Carrying out the survey*
6. *Estimating the housing potential of each site.*
7. *Assessing when and whether sites are likely to be developed.*
  - a. *Assessing suitability for housing*
  - b. *Assessing availability for housing*
  - c. *Assessing achievability for housing.*
  - d. *Overcoming Constraints.*
8. *Review of Assessment*

### Optional Stages

9. *Identifying and assessing the housing potential of broad locations – This stage may be required.*
10. *Determining the housing potential of windfall – whilst windfall has made a significant contribution in the past, it is not expected to have such an impact in the future.*

## The Assessment

ES5 The Study based on the methodology has been carried out over the past 18 months. It assess sites within the Harlow Council boundary only. There are three sites which were identified in the 'call for sites' which straddle the boundaries of Harlow with Epping Forest DC and East Hertfordshire DC. Only that part of the site within the District boundary has been assessed.

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<sup>1</sup> Paragraph 159 National Planning Policy Framework: Department of Communities and Local Government. March 2012

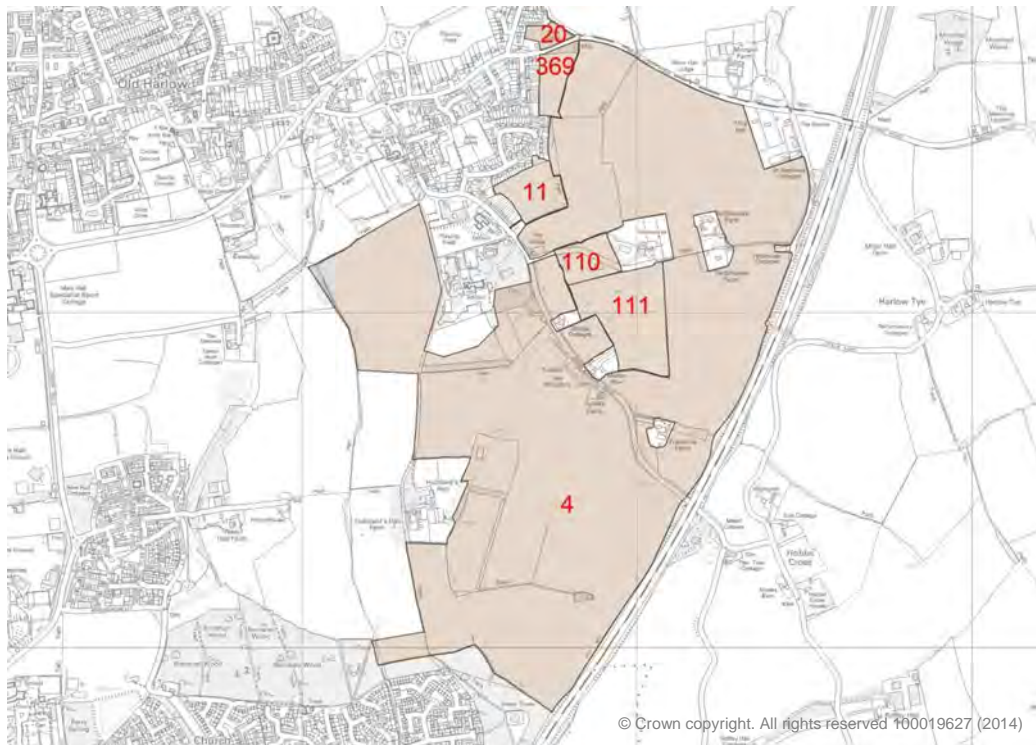
- ES6 The SHLAA is a significant part of the evidence base for the Local Development Plan. Once the 'Housing Requirement' has been established for the town, the SHLAA will have identified those sites which have been assessed as potentially suitable for development to meet that requirement. If insufficient land has been identified within the district to meet that requirement in the first instance other assessed land may have to be released to make up that shortfall or another solution would be required, such as working with adjoining Districts to help meet unmet objectively assessed needs as part of the duty to cooperate process, or review the housing requirement.
- ES7 Estimates on the number of dwellings that a site may produce have been guided by the methodology. The consequence of this mechanistic approach is that some sites may not reflect their true housing potential whilst others may have too many houses apportioned. Consequently, each site has been reviewed to ascertain the capacity taking into account existing constraints that would likely affect its developable area. It is this capacity which has been used to establish whether the site is, firstly, included in the study (sites below six dwellings are excluded), and secondly the number of dwellings used for the final assessment. Overall, it is considered that the study reflects a reasonable assessment of a sites capacity, and the capacity of the district as a whole to meet the strategic requirement. Individual sites as they are developed will of course refine their capacity based on design, local characteristics and circumstance.
- ES8 Sites from the sources identified in stage 2 have been mapped using the GIS and the data for each site has been entered into a bespoke database.
- ES9 Initially a number of separate GIS maps were produced for each of the sources of data. These were:
- Council Assets (Sites put forward by the Council's Assets and Facilities team through the Call for Sites).
  - Call for Sites (Sites put forward as part of the Call for Sites.) The Council's Planning Consultation database and local knowledge was used to compile a list of bodies and individuals to contact to ascertain if they wished to promote land in their ownership for development. Forms and an explanatory letter were sent out to those parties interested..
  - Sites Previously Considered (Sites which have been included in past studies, e.g. Local Plan sites, early capacity study surveys, expired permissions)
  - Urban Capacity Study 2006 (Study undertaken by consultants looking at previously developed land)
  - Other Candidate Sites (Sites which were excluded in the other sources. These include; playing fields, allotments, school sites, town park, other green wedge sites and open space)
- ES10 The map below illustrates the location of all the sites from these sources that were assessed in the Study.





**Areas coloured indicate all sites considered**

- ES11 Harlow is a former New Town with a planned layout developed from a Master Plan. It contains a number of features which define the spatial character of the town; these include the Green Wedges, distinct shopping hierarchy comprising the town centre, neighbourhood centre and hatches. The District boundary has been defined by the designated area of the New Town, and as such is tightly drawn around the urban area. This means that unlike many councils Harlow does not have a large hinterland or separate settlements in which to search for potential housing sites.
- ES12 GIS mapping was used as a major part of the assessment process. Sites were subject to a suite of tests in accordance with the methodology. Results from this were added to the database (the form is at Appendix 3). The database automatically assigns a score and “traffic light “colour to the result. The scores are totalled for individual factors; Major Affects, Local Affects, Sustainability, Other Factors, and Availability. All of these factors were totalled to give an overall score for the site.
- ES13 These sites were then scrutinised from highest score to lowest to assess sites suitability for development, availability (using scores as well as local knowledge) and achievability. Those that were considered developable were then assessed for their deliverability. Sites that were developable and/or deliverable were identified as such in the database.
- ES14 Through the call for sites process a large area of land to the east of Newhall is being promoted by a number of different developers. Taken together they are considered to form a potential broad location for development.
- ES15 It is considered that by including this location for assessment it demonstrates a proactive approach to assessing the development potential of sites in the district that can make a significant contribution towards meeting the towns future housing needs.
- ES16 Whether it forms part of the Councils future development strategy will be determined following the consideration of the districts objectively assessed housing needs.



**Broad Location for Development**

## The Results

- ES17 A significant number of sites in the study are in public ownership. This is the legacy from the New Town era where land and buildings were extensively owned by the Harlow Development and then Commission for New Towns and Homes and Communities Agency. Much of the land and buildings were transferred into Council Ownership. In addition Essex County Council has put forward land in its ownership. Other sites put forward are private ownership, either directly from the owner or their agents.
- ES18 Sites set out in the results section do not include any land which may have been identified in Strategic Housing Land Availability Assessments prepared by adjoining districts. However, some sites identified adjacent to Harlow's boundary may be part of a larger area shown in the adjoining District's SHLAA.
- ES19 As a result of the site identification process as set out in the methodology, 369 specific sites were identified for assessment Harlow. This formed the 'long-list', each of which were assessed in accordance with the methodology. Those sites which were affected by constraints such as flood zoning or national designations such as Sites of Special Scientific Interest were still included at this stage.
- ES20 Other sites in the long-list which were considered unsuitable at this stage, included allotments; school playing fields; and the Town Park. A small number of sites were considered non-runners having no potential to deliver housing or would yield less than six dwellings.
- ES21 The maps in appendix 1 identify by ward the locations of all the sites in the list and,. Appendix 2 lists each of these sites.
- ES22 Each of the items of the criteria was given a score which enabled sites to be ranked in order in the first instance, from which an average score could be established.
- ES23 This established an order by which individual sites could be assessed, starting with those with the highest scores. Those sites which scored below average overall indicated that the land was

unsuitable for housing development. However this in itself did not rule out acceptable sites that were on the borderline, when other factors were taken into account such as site history, or local factors. Consequently such sites were not considered unsuitable at this stage, and went forward as developable.

- ES24 The long-list was reviewed and individual sites were analysed, using the methodology criteria (see Stage 7a, paragraph 3.54 onwards). A copy of the data base form used for each site is in Appendix 8.
- ES25 Each of the sites were reviewed in order of their score for Suitability, Availability, and Achievability as set out in the Methodology. Each site was then assessed for its Deliverability (part of the five year land supply), and Developability. This reduced the long list to 59 sites. These are individually mapped along with an aerial photograph in appendix 3. The individual assessments for the 59 sites are in Appendix 4.
- ES26 A number of sites which were put forward by developers have been amalgamated and identified as a 'broad location for growth'. This is to the east of New Hall.(see para 2.8)
- ES27 In addition to the original sites identified in the Call for Sites that were in Council ownership, some further sites were identified that were considered to establish whether the sites were viable and available.
- ES28 Sites were reviewed at two meetings of the Local Development Plan Panel. The first as part of the Report on Green Wedges, where some sites identified in the Green Wedge were discounted by members. The second devoted to discussion of the SHLAA, where all developable sites were considered by members. No further sites were rejected at this meeting.
- ES29 Below is a summary of the potential dwelling supply in Harlow. Of note is that some of the sites in the SHLAA are already commitments, meaning that the number of new sites identified in the study is 2307 dwellings.

Total new dwellings identified by the SHLAA study	2307
SHLAA Study sites which were already committed (with planning permission or under construction)	3637
Commitments Not in SHLAA	390
Completions from 1/4/11-31/3/13	541
<b>Total Dwellings Identified</b>	<b>6875</b>
Broad Location for Growth Potential Option	2011
<b>Total Potential Dwellings</b>	<b>8886</b>

#### Potential Dwelling Supply

- ES30 Government guidance in the National Planning Policy Framework says local planning authorities should identify specific deliverable<sup>2</sup> sites sufficient to provide five year's worth of housing against their housing requirements.

<sup>2</sup> To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning

- ES31 Each of the developable sites was assessed further to ascertain whether the site could deliver housing on site within five years.
- ES32 A number of sites were not included in the Study, but will contribute towards the five year supply. These were in the main sites which have extant planning permission, are under construction, or which have been subsequently identified since the study was completed reflecting the variable nature of factors that can influence the identification of development sites.
- ES33 Whether a District has a five year supply of land or not depends on the housing needs requirement for the Plan over a fifteen year period. The study has indicated that **27** sites identified in the SHLAA could produce dwellings within five years. It is estimated that the 27 sites could produce **2162** dwellings within five years of the Local Plans adoption. Taking into account sites already committed or under construction around **2500** dwellings could be completed within five years of the Plans adoption.

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# 1 Introduction

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- 1.1 The National Planning Policy Framework (NPPF) states that for plan-making local planning authorities should positively seek opportunities to meet the development needs of their area.<sup>3</sup> The Council should meet its objectively assessed needs, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF.
- 1.2 Other studies for the Local Development Plan in particular the Strategic Housing Market Assessment, Greater Essex Demographic Forecasts, and Harlow Future Prospects Study will provide a basis for setting the future housing requirement of the town up to 2031. The Strategic Housing Land Availability Assessment (SHLAA) assesses sites throughout the District to identify their potential for housing so that the objectively assessed housing requirement for Harlow can be met.
- 1.3 The SHLAA is a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. This assessment is required by national policy, set out in NPPF<sup>4</sup>. This study is an assessment to identify land for housing and assess the deliverability and developability of sites.

## Purpose

- 1.4 The purpose of a SHLAA is to identify sites within the town that may have potential for housing, to assess this potential, and to assess if they are likely to be brought forward for development. It must be remembered that land identified as part of this study forms part of the evidence base to assist in the preparation of the Council's future development plan. **It does not mean sites identified in the process will be developed for housing.**
- 1.5 Sites that have the potential for development may eventually be allocated in the Local Development Plan, which will follow the statutory process to Adoption, and will give ample opportunity for public comment and debate.
- 1.6 To ascertain if a site has potential for housing development it has to be judged as to whether the development of it is suitable, achievable, and if the site is available. Further assessment is made of each site to consider if the site is deliverable or developable. These terms are defined as:

*Suitability – including relevant policy restrictions, physical problems, potential impacts and the environmental conditions;*

*Availability – no evidence of legal or ownership problems; and*

*Achievability - a judgment about the economic viability of the site affected by market factors, cost factors, and delivery factors.*

*“Deliverable – To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and, in particular, that development of the site is viable.*

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<sup>3</sup> Paragraph 14 National Planning Policy Framework: Department of Communities and Local Government. March 2012

<sup>4</sup> Paragraph 159 National Planning Policy Framework: Department of Communities and Local Government. March 2012

*Developable – To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged “*

- 1.7 The SHLAA assesses each site against these factors to identify those sites which will make a contribution to meeting the housing requirement for the district over the current plan period. The study was carried out using the methodology set out in Section 3 following consultation with the stakeholders who are identified in Appendix 6.
- 1.8 The Methodology is based on that set out in The Strategic Housing Land Availability Assessments Practice Guidance (2007) published by the Department of Communities and Local Government (CLG). New guidance has been published in draft form (October 2013) which substantially follows the 2007 one.

## 2 The Study Process

2.1 The SHLAA process followed the ten stage process as set out in the CLG Practice Guidance. A flow chart set out the process.

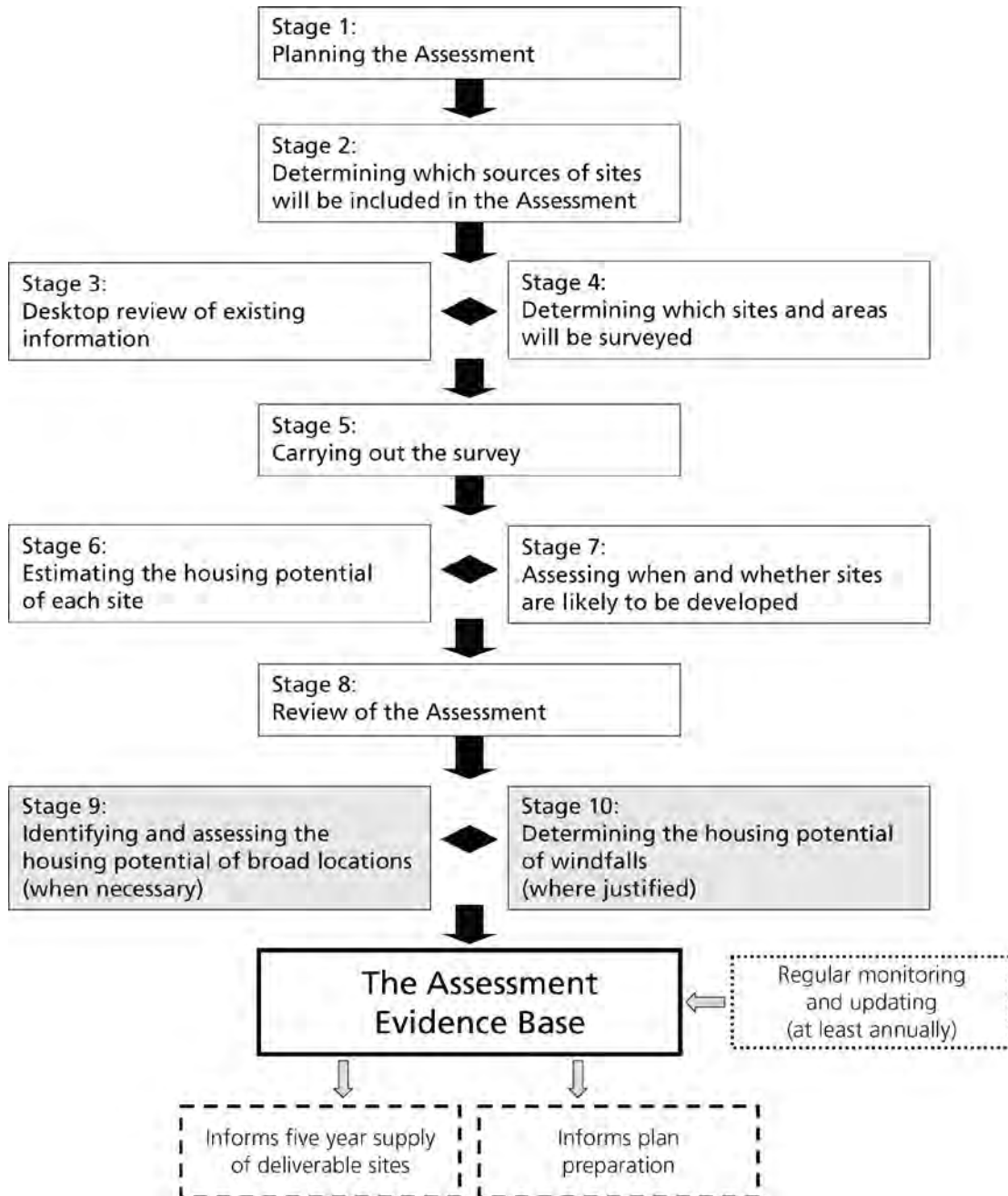


Figure 1 SHLAA Process and Outputs

(The Strategic Housing Land Availability Assessment process and outputs)

2.2 Other than Urban capacity Studies this was the first detailed SHLAA undertaken by this authority. Separate SHLAA's have been prepared by the adjoining authorities of East Hertfordshire District Council and Epping Forest District Council. To ensure a consistent approach across the wider market area and to ensure an element of consistency Harlow's methodology and assessment criteria reflects those of the adjoining local planning authorities.

2.3 The section which follows amplify this Council's approach to the DCLG process as set out in figure 1.



## 3 Study Methodology

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### Background

- 3.1 The Regional Spatial Strategy (RSS) for the East of England identified the Harlow Area for significant growth. The coalition Government stated its intention to abolish Regional Spatial Strategies in June 2010, with the necessary legislation being put in place following the enactment of the Localism Act in November 2011. The Council continues, however, to maintain a dialogue with East Hertfordshire and Epping Forest District Councils to reflect the duty to cooperate as set out in the Act. This will ensure the development needs of the Harlow area can be delivered in a sustainable and coordinated way.
- 3.2 Notwithstanding the above the Council undertook formal public consultation on Harlow's Core Strategy Issues and Options in November 2010. This enabled the Council to scope the perceived planning issues affecting Harlow at that time. It also provided the Council with feedback on a range of potential growth options that were evaluated by consultants as a way of delivering the quantum of development proposed in the East of England Plan for the wider Harlow area.

### Purpose

- 3.3 The purpose of a SHLAA is to identify sites within the district that may have potential for housing, to assess this potential, and to assess if they are likely to be brought forward for development. It must be remembered that land identified as part of this study forms part of the evidence base to assist in the preparation of the Council's future development plan. It does not mean sites identified in the process will be developed for housing.
- 3.4 Guidance for producing a SHLAA is contained in a Practice Guide published by Department for Communities and Local Government (DCLG). Additional guidance has been set out by Planning Advisory Service (PAS).
- 3.5 The primary role of the SHLAA in the guidance is to produce the following core outputs:
- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
  - Assessment of the deliverability/developability of each identified site (in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
  - Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
  - Constraints on the delivery of identified sites
  - Recommendations on how these constraints could be overcome and when
- 3.6 To achieve this the following processes are required:<sup>5</sup>
- The survey and assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing Corporation and English Partnerships (a requirement in areas where they are particularly active)

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<sup>5</sup> Source: Strategic Housing Land Availability Assessments Practice Guidance

- The methods, assumptions, judgements and findings should be discussed and conclusions recorded throughout the process in an open and transparent way, and explained in the Assessment report. The report should include an explanation as to why particular sites or areas have been excluded from the assessment.

- 3.7 The SHLAA is a key element of the evidence base for the Council's emerging Development Plan.
- 3.8 The SHLAA does not determine whether identified sites should be allocated in the new Local Plan. Sites which may have potential to contribute towards the Harlow's housing requirement and identified through the SHLAA will require further scrutiny through the statutory development plan process.
- 3.9 The SHLAA will cover at minimum a 15 year time span from the estimated adoption date of the Council's Development Plan with the land supply being based on the quantum and the location of growth..
- 3.10 The SHLAA will be kept under review as the preparation of the Development Plan progresses, and will be updated as part of the Annual Monitoring Report.

### **The Methodology**

- 3.11 The Council will be following the methodology approach as set out in the Government Guidance published by the DCLG in July 2007.
- 3.12 The guidance sets out an eight stage assessment process, with two additional optional stages: (see figure 2.1)

- 1. Planning the Assessment*
- 2. Determining which sources of sites will be included in the Assessment.*
- 3. Desk top review of existing information.*
- 4. Determining which sites and areas will be surveyed.*
- 5. Carrying out the survey*
- 6. Estimating the housing potential of each site.*
- 7. Assessing when and whether sites are likely to be developed.*
  - a. Assessing suitability for housing*
  - b. Assessing availability for housing*
  - c. Assessing achievability for housing.*
  - d. Overcoming Constraints.*
- 8. Review of Assessment*

#### Optional Stages

- 9. Identifying and assessing the housing potential of broad locations – This stage may be required.*
- 10. Determining the housing potential of windfall – whilst windfall has made a significant contribution in the past, it is not expected to have such an impact in the future.*

#### Stage 1: Planning the Assessment

- 3.13 The guidance recommends that the assessment should be carried out in partnership with local planning authorities in the housing market area. Harlow is in partnership with five other Districts in the M11/LCB East housing market area, although each is at a different stage in preparing their respective SHLAAs.
- 3.14 Consequently it is considered that joint assessment would be impracticable. However, these Districts will be invited to be part of the partners/stakeholders group.

- 3.15 Key Stakeholders will be invited to participate in an assessment group. These will include: (details in Appendix 1)
- Adjoining Districts (Epping Forest District Council, East Hertfordshire DC)
  - Remainder of Market area partnership (Uttlesford, Brentwood and Broxbourne)
  - Registered Social Landlords
  - Developers or their agents with a vested interest in Harlow
  - Local Property Agents
  - Local groups e.g. Civic Society
- 3.16 The assessment has been the Council's Planning and Housing teams where there is local knowledge of local policy and detailed knowledge of the town and specific sites and locations.
- 3.16 Managerial responsibility rested with the Forward Planning Manager.

Stage 2: Determining which sources of sites included in the Assessment.

- 3.17 The DCLG Guidance sets out two categories of sources of potential housing sites; those in the planning process; and those not in the planning process.

Sites in the Planning Process	
Site Source	Data Source
Land Allocated (or with permission for non housing uses) no longer required for that use	Council Development Management Database; Adopted Local Plan.
Existing Housing Allocations and site development Briefs	Adopted Local Plan; Extant Development Briefs
Unimplemented/outstanding planning permissions for housing	Council's Housing Development Monitoring Database
Planning Permissions for houses under construction	Council's Housing Development Monitoring Database
Sites not currently in planning process	
Site Source	Data Source
Development Industry identified land	Call for Sites
Private Individual identified Site	Call for Sites
Essex County Council identified Sites	Call for Sites
Harlow Council ownership identified Site	Call for Sites (in house request)
Sites Previously Considered	Past records now plotted on GIS
Urban Capacity Study 2006	Urban Capacity Study 2006
Other Candidate Sites (sites not identified elsewhere) Including School sites and Allotments	Open Spaces Study, desk top study (GIS)
Vacant/Derelict land and buildings	National Land Use Database (NLUD)
Opportunity Sites	Representations to Adopted Local Plan inquiry;

Figure 2 Sites in the Planning Process

- 3.18 Harlow is a former New Town and has been planned from its inception. This means that many sites have a functional use, for example school playing fields, local public open space, directly related to the Master Plan for the town prepared by Sir Fredrick Gibberd.
- 3.19 In undertaking the assessment some sources of land included areas identified in the Adopted Replacement Harlow Local Plan as Green Belt (national policy) or Green Wedge (local policy) or Internal Open Spaces (local policy). Government guidance makes it clear that for the purposes the exercise the scope of land assessed should not be excluded because of existing planning policies designed to constrain development.

- 3.20 Much of Harlow's allocated employment land is concentrated in three designated and self-contained employment areas. Residential development on sites within these areas would, in most instances, relate poorly to their surroundings notwithstanding the potential environmental conflicts that would occur. However, this does not preclude any of these sites coming forward, or being put forward for consideration.

Stage 3: Desktop review of existing information

- 3.21 Sources identified in Stage 2: have been mapped along with associated site data.
- 3.22 The Council carried out a 'Call for Sites' in late 2009. This involved sending letters out to interested parties (Developers, land owners, agents etc.), adverts in the local press and articles in the local press. This attracted a number of candidate sites, which were plotted on Geographical Information System (GIS). The forms sent out to developers, landowners etc is in Appendix 9.
- 3.23 The 'Call for Sites' remains open for new submissions.
- 3.24 A key factor in the assessment was determining which sites should be included in the study. The bulk of the town's housing supply has been dependant on a few strategic sites set out in the Adopted Replacement Harlow Local Plan such as Church Langley, Newhall, and the Gateway Scheme. Indeed Newhall continues to be developed.
- 3.25 Harlow was planned to ensure the provision of a considerable amount of open land defined as Green wedges between neighbourhoods and within neighbourhoods. These have been plotted and will be assessed alongside other undeveloped sites.
- 3.26 The planned nature of Harlow arising from its New Town heritage has meant that unlike more traditional towns there has been little scope for contributions to the housing land supply from windfall development. Consequently windfall sites have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. Indeed the Housing Trajectory for 2010-2011 indicates that around 15 dwellings per annum would be completed from extant planning permissions consisting of sites of less than 10 dwellings.
- 3.27 Historically as part of the local authority Land Availability studies, development sites of less than 11 dwellings were considered a small site, and were amalgamated as part of the overall assessment. However, a number of these sites make a valuable contribution to the land supply and should not be considered windfall sites
- 3.28 To recognise the contribution that small sites make in Harlow the minimum size threshold of 6 dwellings or 0.2hectares (equivalent to 30 dwellings per hectare) have been included within the assessment. Site sizes smaller than this were outside the scope of the assessment.

Stage 4: Determining which sites and areas were surveyed.

- 3.29 The study will be confined to land within the District boundary. Adjoining authorities are at different stages in the preparation of their plans. Harlow Council together with both Epping Forest DC and East Hertfordshire DC have cooperated on a number of planning issues and evidence studies, and it is clear having regard to the provisions in the Localism Act 2011 this cooperation will continue, indeed both Districts have identified Harlow Council as a key stakeholder.
- 3.30 The compact size of Harlow and its planned nature means that many of the sites known to the local planning authority, and consequently may not need additional site surveys. Sites from previous land studies have been incorporated into the assessment.
- 3.31 Sites with planning permission are monitored with site visits as part of an on-going programme to inform development progress for housing trajectories for the AMR.

3.32 Outcomes from the “Open Space Study” have already helped identify additional candidate sites for further assessment. This study is a comprehensive review of open land in the town. The outcome of this study will give further information to assess sites suitability for development.

Stage 5: Carrying out the survey

3.33 Site surveys and desktop assessments will be carried out by Planning Officers following consistent practice in identifying sites and recording information.

3.34 Comprehensive information supplied as part of the call for sites (public and private) meant that detailed site surveys were not required. However, where it was not possible to assess the site from given or known information the site will be visited by an officer.

3.35 The “Open Space Study” identifies additional candidate sites that warranted a site visit particularly if their characteristics were unfamiliar to the surveying officer.

3.36 Characteristics recorded are where possible:

- Site Size
- Boundary
- Current Use
- Preferred Use
- Surrounding land use
- Character of surrounding area
- Access to services/highway
- Physical constraints
- Current policy impacts
- Development progress
- Initial assessment of housing potential

3.37 Generally this information was recorded at the ‘Call for Sites’ phase, and is contained in a database linked to GIS overlays. Further sites have been identified as part of a going process, and plotted on a GIS system.

Stage 6: Estimating the housing potential of each site

3.38 Government guidance suggests that estimation of the housing potential of each site should be guided by the existing or emerging plan policies, at the local level.

3.39 The Adopted Replacement Harlow Local Plan (ARHLP) indicates that new residential development should be built at 30 dwellings per hectare or more (policy H1). Preamble to the policy suggests that in town centre locations this may be higher and that these densities should be compatible with the character of the area and any urban design policies and guidance.

3.40 The Local Plan also allows for higher densities than existing on previously developed land (Policy BE3).

3.41 The Council has an adopted Design Guide Supplementary Planning Document (SPD). Whilst it is not specific in housing density it is clear that one of the adopted design principles is new development should be ‘compact’ to ensure that land is used efficiently, and density of development is one measure of compactness. The SPD point out that developing compact neighbourhoods is one of Gibberd’s founding principles for the New Town. The Design Guide Principle is as follows:

***Principle DG3: Compact Development***

*Neighbourhoods should continue to be developed in a compact, well-defined pattern, supported by an identifiable and accessible centre.*

*New development should maintain the pattern of separate, distinct neighbourhoods; building on Harlow's existing character and avoiding the creation of continuous extensions to existing neighbourhoods (urban sprawl).*

3.42 The Design Guide includes a further Principle which states:

***Principle DG27: Housing Groups***

*Large scale new development will be expected to create 'housing groups', each with a distinct character. A cohesive character should be achieved through the careful use of building materials and architectural styles.*

*Housing groups should contain a mix of tenures. They should form compact and easily identifiable places. They should not be so large as to result in bland or monotonous urban sprawl. Excessive or tokenistic variety which would create an incoherent character should be avoided.*

*Mixed tenure developments are encouraged.*

*Buildings must be designed in the context of surrounding built development and in conjunction with the spaces between them.*

3.43 Neither of these principles sets out specific density requirements for new housing development.

3.44 A study commissioned by the Council reviews the Master Planning Principles of the town as set down by Sir Fredrick Gibberd originally<sup>6</sup>. This study aimed to provide a technical baseline of understanding that will assist guide further regeneration and growth in Harlow. It is considered that this particular study provides an excellent basis for estimating housing potential, and allows for comparison with existing areas in Harlow.

3.45 The study includes a set of overarching sustainability objectives which indicate densities which reflect the 'Gibberd Principles' for the growth and regeneration of the town.

3.46 These are as follows:

- Maintain Harlow's tradition of high density neighbourhoods. Achieve minimum densities of 40dph, in line with Gibberd Plan;
- Achieve higher densities (up to 50 dph) in locations closer to Neighbourhood and Town Centres.
- Redevelop 'hatches' as new higher density mixed use sites incorporating retail.
- Consider allowing part redevelopment of hatches for new higher density housing.
- Introduce new higher density building forms along edges of strategic open space/openspaces
- Density should decrease as you move away from the most highly serviced locations.
- Based on walkable catchment areas.

3.47 It should be noted that the NPPF, does not prescribe densities, however the guidance states that local planning authorities set out their own approach to housing density to reflect local circumstances.

3.48 For the purposes of the SHLAA an overall view was undertaken of the contribution that these sites made, and an objective scheme of assessing the potential yield needs was provided.

3.49 Design and layout for individual assessed sites is probably the best way of establishing the yield of new housing. Some of the sites which will be assessed have already provided tentative layouts and/or proposed dwelling yield, and where this is the case those figures will be used. However, for those sites where numbers of dwellings have not been indicated, the following Figure 3 has been applied for the assessment to arrive at a notional capacity.

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<sup>6</sup> Harlow Study Area Masterplanning Principles & Sustainability Criteria.  
Matrix Partnership with Halcrow & Levett-Therivel

Site Characteristic	Density (Dwellings Per Hectare) Net	Comment
6 dwellings or less	30 average	Policy H1 RHLP
Within new neighbourhoods	40 average	To reflect Harlow's average
Adjacent to transport nodes or neighbourhood centres or Hatches	50 average	As recommended in "Harlow Study Area Masterplanning Principles & Sustainability Criteria" Matrix Partnership with Halcrow & Levett-Therivel
Location is within Town centre Neighbourhood centre or Hatches	50 -100	

Figure 3 Site Characteristic and Density

3.50 The yield from each of the identified sites is based on the net developable area not the gross. On those sites where a net area has not been indicated, figure 4 below will set the ratio. For the smaller sites it is generally accepted that existing services, roads, and open space will serve the new development.

3.51 To calculate the net developable area in line with common practice the following Figure sets out the gross to net ratios.

Site Size	Gross to Net Ratio Standard
Up to 0.4 hectare	100%
0.4 to 2 hectares	90%
2 hectares and above	75%

Figure 4 Gross to Net Ratios

Stage 7: Assessing when and whether sites are likely to be developed.

3.52 By assessing a site's suitability, availability, and achievability enabled a judgement to be made in the plan making context as to whether a site was considered deliverable, developable, or not currently developable. These are defined as follows::

- Deliverable – a site is available now, offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan, and
- Developable - a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- Not currently developable – not deemed to meet above two criteria.

3.53 Stage 7 of the guidance is split into 4 parts to assess the suitability, availability, and achievability of a site.

*Stage 7a: Assessing suitability for housing.*

3.54 A site was considered suitable for housing if it offered a suitable location and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans were generally suitable especially if it were ascertained the circumstances not changed y.

3.55 To ensure consistency of the study a site appraisal form was devised (Appendix 8) to assess the suitability of sites.

3.56 As already stated the adjoining districts SHLAAs are at a different stage to Harlow. However, whilst this SHLAA will be looking at sites within the Harlow boundary, some sites straddle the boundary, and consequently these will be appraised if appropriate.

3.57 The Matrix study reviewing the Master Planning Principles of the town as set down by Sir Fredrick Gibberd<sup>7</sup> has been referenced to help establish the criteria to appraise the sites. The study is a high level document which sets out a broad principles and criteria for new development. The study suggests some principles which are relevant for this stage of the assessment. These have been identified as follows:

- Maintains a link to open countryside that respects the green wedge principle.
- Respects/enhances original local landscape character
- Respects/enhances original masterplan principles
- Minimise need to travel
- Potential to minimise car reliance
- Use of Brownfield land a priority
- Minimise greenfield landtake
- Avoid spread of development outside of 5-10 minute catchment of local amenities
- Utilisation of undeveloped walkable catchment locations for new high density mixed use development
- Achieve minimum densities of 40dph
- Achieve higher up to 50dph closer to neighbourhoods and town centre.
- Redevelops local hatches
- Restructures Neighbourhood Centres
- Utilisation of 'non-functional' open space

3.58 Where possible these principles have been incorporated into the criteria which will be used to assess suitability (Detailed Criteria are in Appendix 2). These are:

Major Affect on Suitability – Nationally recognised designations, which may affect suitability.

- Impact on flood risk
  - Flood zones 2 and 3
- Impact on biodiversity assets
  - RAMSAR
  - National Nature Reserve (NNR)
  - Special Areas of Conservation (SAC)
  - Sites of Special Scientific Interest (SSSI)
  - Ancient Woodland
  - Tree Preservation Order (TPO)
- Impact on historic, cultural and built environment
  - Scheduled Ancient Monument
  - Historic Park/Garden
  - Listed Building
- National Policy
  - Green Belt

Local Affect on Suitability – Local Policy designations that may affect suitability.

- Impact on biodiversity assets
  - Local Nature Reserves (LNR)
  - Wildlife Sites
  - Wildlife Verges
- Noise impact
  - Potential impact from existing noise sources
- Air Quality
  - Potential impact on the site
  - Sites Potential impact on the area
- Contaminated Land
  - May affect viability of any development potential.

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<sup>7</sup> Harlow Study Area Masterplanning Principles & Sustainability Criteria.  
Matrix Partnership with Halcrow & Levett-Therivel



- Development affecting a conservation area.
  - Impact on character or appearance
  - Proposed use is compatible within a conservation area.
- Known or suspected archaeological remains.
  - May affect viability of any development potential.
- Green Wedge principle
  - Site is in a Green Wedge.
- Respects or enhances original landscape character
  - Minimises greenfield land take
  - Utilises 'non-functional' open space (based on Open Space Study)
- Utilises Previously Developed Land
  - Redevelops a local shopping hatch
  - Restructures a neighbourhood centre
  - On Previously Developed Land
- Regeneration
  - Contribution site could make to regeneration of the area

#### Access to Community and Social Infrastructure

- Access to Sustainable Transport Modes
  - Distance to train station
  - Distance to bus stop
  - Accessibility to cycle network
- Access to Schools
  - Travel mode and distance to primary school
  - Travel mode to secondary school
- Access to health facilities
  - Accessible by public transport to GP surgery
  - Accessible by public transport to Hospital
- Access to retail centres
  - Walking distance to shopping hatch
  - Access by public transport to neighbourhood centre and town centre.
- Access to Employment Areas
  - Accessible by public transport to major employment areas at Pinnacles/Templefields
- Access to provision for children and young people
  - Local Area for Play (LAP)
  - Locally Equipped Areas for Play (LEAP)
  - Neighbourhood Equipped Areas for Play (NEAP)

#### Other Factors – additional issues which may affect the sites suitability for development

- Access
  - Is there direct access to the site
  - Does access need upgrading to current highway standards
  - Does the access serve existing development
- Site specific impacts
  - Does the site relate well to adjacent land or development
  - Does the topography affect the suitability
  - Does the site's shape affect development potential
  - Does development of this site land lock adjacent potential sites
  - Is the site affected by adjacent land uses
  - Does the site's planning history have a bearing on the suitability

3.59 A copy of the appraisal form is contained in Appendix 8. It uses a "traffic light method of assessment (red: amber: green), which provides a visual reference to help understand the issues/constraints the proposed site may have. The number of 'red' or 'green' does not necessarily rule in or out a particular site but indicates how likely its development may be. For example issues/constraints on a 'red' indicated site may be mitigated, or it is contrary to a policy designation cannot automatically be rejected (as recommended by Government guidance).

3.60 In addition a scoring system has been assigned to compare in absolute terms one site with another. Red would score 1; Amber 2; and Green 3. Whilst this does allow some comparison to assist in sites suitability, it must be weighed against the other factors of availability and achievability.

*Stage 7b: Assessing availability for housing.*

3.61 The call for sites exercise and other identification of potential sites was carried out in early 2010. It is possible that the status of some of these sites has changed in that period. It is proposed that developers and their agents and other respondents are contacted to appraise them of the latest progress, but specifically to ascertain if:

1. Is the site still available for housing?
2. If not how have circumstances changed

3.62 If there was no response from the contact, the Council ascertained the new owner/agent. Where this was not forthcoming it was assumed that there is doubt over the availability of the site, and was considered currently not developable.

3.63 In addition other tests to assess availability will be as follows:

- Legal Issues
  - Is there a ransom strip to be overcome
  - Multi ownerships
  - Is there a restrictive covenant on the site
- Ownership
  - Not in the ownership of the sites' sponsor
  - Ownership not known
  - Owner intention (see paragraph 3.52)
- Current use
  - Is there an established use on the site
  - Is it a non-conforming use

*Stage 7c: Assessing achievability for housing.*

3.64 A site is considered achievable for development where there is reasonable prospect of that the housing will be developed on the site at a particular point in time. This is a question of economic viability of the site, and the capacity of the developer to build and sell the housing over a certain period. This will be affected by, market factors at the time (viability of existing use, land value of alternative uses, location, demand, projected sale); cost factors (site preparation costs, planning obligations, funding prospects); and delivery factors (phasing, build rates, single or several developers, capacity of the developer).

3.65 The call for sites exercise identified a number of sites that may have significant infrastructure costs associated with them. These were identified in the site appraisal along with other potential costs such as contributions to Essex County Council for education, and the requirement to provide 33% affordable housing on sites providing 15 or more dwellings.

3.61 It had been the intention that Group members would be drawn from the sectors identified in paragraph 3.6 above. However, on consulting on the methodology with the stakeholders and others, and requesting declarations of interest in joining the stakeholder group there were very few that wished to participate.

3.62 Consequently those stakeholders who expressed an interest will be asked to comment on the SHLAA Report as published, and the document published on the Council's web site.

3.63 Group members can review the information in the document and the Council's assessments of the sites, and inform the Council if they feel changes are needed.

*Stage 7d: Overcoming Constraints*

- 3.64 If the assessment identifies any constraints, then it should include what actions would be needed to remove them. Actions to remove them may include:
- Investment in new infrastructure
  - Dealing with fragmented land ownership
  - Environmental improvement
  - Assessment of relevance of the Planning Policy constraining development.

Stage 8: Review of the Assessment

- 3.65 Once the assessment of the deliverability/developability has been completed, an assessment of whether there are sufficient or surplus sites to meet the Council's housing requirement has been made. The housing potential can then be incorporated into the Council's housing trajectory.
- 3.66 The test for sufficiency depends on the assessment being carried out as part of a plan review to identify sites required for the first 10 years of a plan, and preferably for 15 years of the plan, or whether the assessment is being reviewed to help the 5 year land supply.
- 3.67 If there are sufficient sites to meet these requirements then the most sustainable and deliverable sites (depending on policy reviews) will be supported but if there is insufficient housing arising from the sites identified then it is necessary to investigate how this shortfall can be planned for. See stages 9 and 10.

Stage 9: Identifying and assessing the potential of broad locations

- 3.68 If sufficient specific sites cannot be identified to meet Harlow's housing requirement then guidance suggests that broad locations for growth can be considered. The guidance states this is a proactive approach to planning.
- 3.69 The guidance suggests examples of broad locations, which in Harlow's case is likely be outside the District boundary. If that is the case the emerging Development Plan Strategy will identify broad locations for growth, working with other public bodies, if there is insufficient capacity within Harlow's boundaries to meet Harlow's housing requirement.

Stage 10: Determine the housing potential of windfall (where justified)

- 3.70 Government advice states that the supply of land for housing should be based upon specific sites, and possibly broad locations. However, guidance recognises that in some authorities there are local circumstances where a windfall allowance is justified.
- 3.71 Whilst each year the Council approves a number of sites which have not been identified as available as part of the local plan process, the number has not been consistent or predictable. Sources of past windfall have come from a wide range, for example developing the garden of an existing house to the conversion of a major town centre office block.
- 3.72 Harlow's new town master planning means that there is little scope for windfall development to make a major contribution to housing supply. Monitoring of housing completions has not indicated any pattern in windfall that could be reliably used to predict future supply.
- 3.73 Consequently it is considered that an allowance for windfall as part of the housing land supply is not justified.

## 4 SHLAA Assessment

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### Introduction

- 4.1. The Study based on the methodology has been carried out over the past 18 months. It assessed sites within the Harlow Council boundary only. There are three sites which were identified in the 'call for sites' which straddle the boundaries of Harlow with Epping Forest DC and East Hertfordshire DC. Only that part of the site within the District boundary has been assessed.
- 4.2. The SHLAA is a significant part of the evidence base for the Local Development Plan. Once the 'Housing Requirement' has been established for the town, the SHLAA will have identified those sites which have been assessed as suitable for development to meet that requirement. If insufficient land has been identified within the town to meet that requirement in the first instance other assessed land may have to be released to make up that shortfall or another solution would be required, such as working with adjoining Districts to help make up the shortfall of unmet need as part of the duty to cooperate process, or review the housing requirement.
- 4.3. Estimates on the number of dwellings that a site may produce have been guided by the methodology (see paragraph 3.49). The consequence of this mechanistic approach is that some sites may not reflect their true housing potential whilst others may have too many houses apportioned. Consequently, each site has been reviewed to ascertain the capacity taking into account existing constraints that would likely affect its developable area. It is this capacity which has been used to establish whether the site is, firstly, included in the study (sites below six dwellings are excluded), and secondly the number of dwellings used for the final assessment. Overall, it is considered that the study reflects a reasonable assessment of a sites capacity, and the capacity of the town as a whole to meet the strategic requirement. Individual sites as they are developed will of course refine their capacity based on design, local characteristics and circumstance.

### Stage 1: Planning the Assessment

- 4.4 The adjoining Districts began their SHLAA process before this Authority. Both Districts included Harlow Council in their consultation process. This Authority included the adjoining authorities in the consultation process to establish the Methodology.
- 4.5 As a former New Town Harlow does a significant amount of land and property in public ownership. A diverse cross section of stakeholders both within the town and that have interests in the town have been consulted on the methodology and invited to put forward sites that they felt could be developed for housing. They were invited to be part of a group which would scrutinise the Council's assessments. A small number accepted that invitation.
- 4.6 The study has been carried by the Council's Forward Planning Team.
- 4.7 The Study has been overseen the Forward Planning Manager.
- 4.8 Forward Planning Team members and Head of Planning have scrutinised the assessments. The developable sites have been considered by a panel of Councillors (Local Development Plan Panel) who agreed which sites should be put to the Stakeholders to ensure the impartiality of the individual site assessments.

### Stage 2: Determining which sources of sites will be included in the Assessment.

- 4.9 The Methodology at paragraph 3.17 set the sources of sites that will be assessed. By and large this has been adhered to, however, during the process it was considered that a considerable number of sites had not been considered. These consist of areas of open space including green

wedges, playing fields, the town park, allotments. In total some 311 sites have been included in the study.

Stage 3: Desktop review of existing information

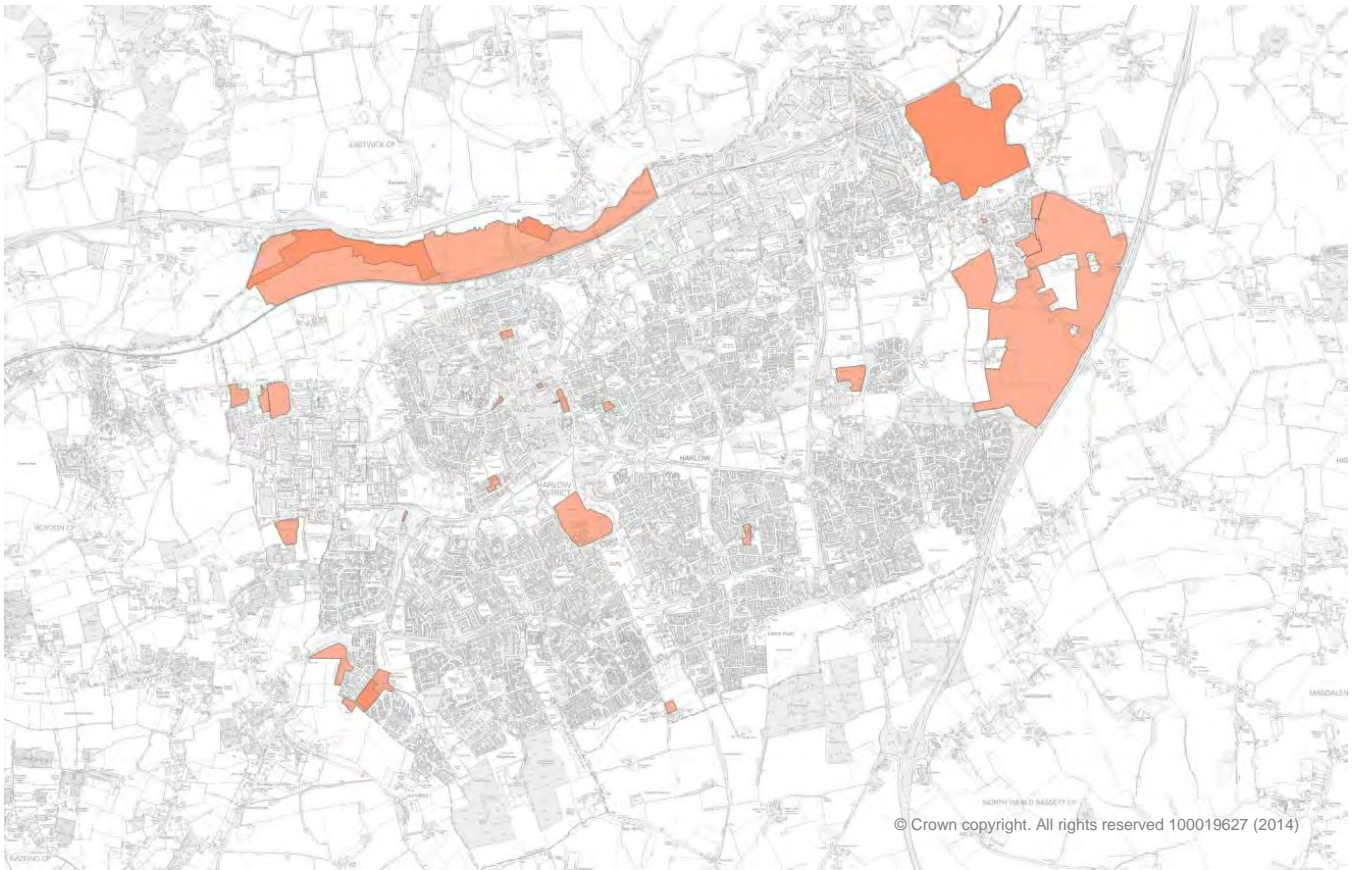
4.10 Sites from the sources identified in stage 2 have been mapped using the GIS and the data for each site has been entered into a bespoke database (Appendix 3).

4.11 Initially a number of separate GIS maps were produced for each of the sources of data. These were:

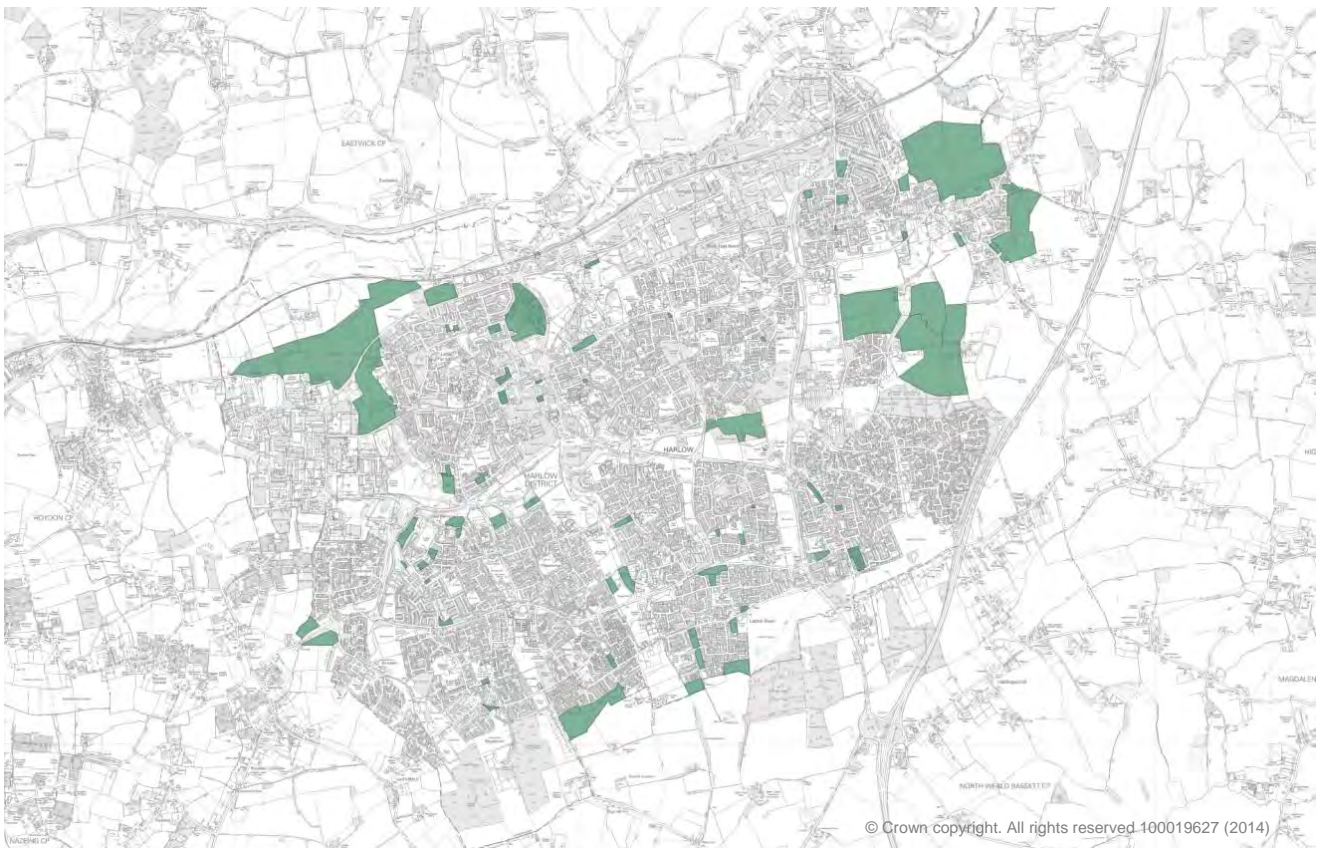
- Council Assets (Sites put forward by the Council's Properties, Facilities and Projects section as part of the Call for Sites).
- Call for Sites (Sites put forward as part of the Call for Sites.) The Council's Planning Consultation database and local knowledge was used to compile a list of bodies and individuals to contact to ascertain if they could suggest land in their control which they felt may be suitable for development. Forms and an explanatory letter were sent out to these (a copy is in Appendix 9)
- Sites Previously Considered (Sites which have been included in past studies, e.g. Local Plan sites, early capacity study surveys, expired permissions)
- Urban Capacity Study 2006 (Study undertaken by consultants looking at previously developed land)
- Other Candidate Sites (Sites which were excluded in the other sources. These include; playing fields, allotments, school sites, town park, other green wedge sites and open space)



**Figure 5** Areas coloured indicate “call for sites” put forward by Properties, Facilities and Projects of HDC



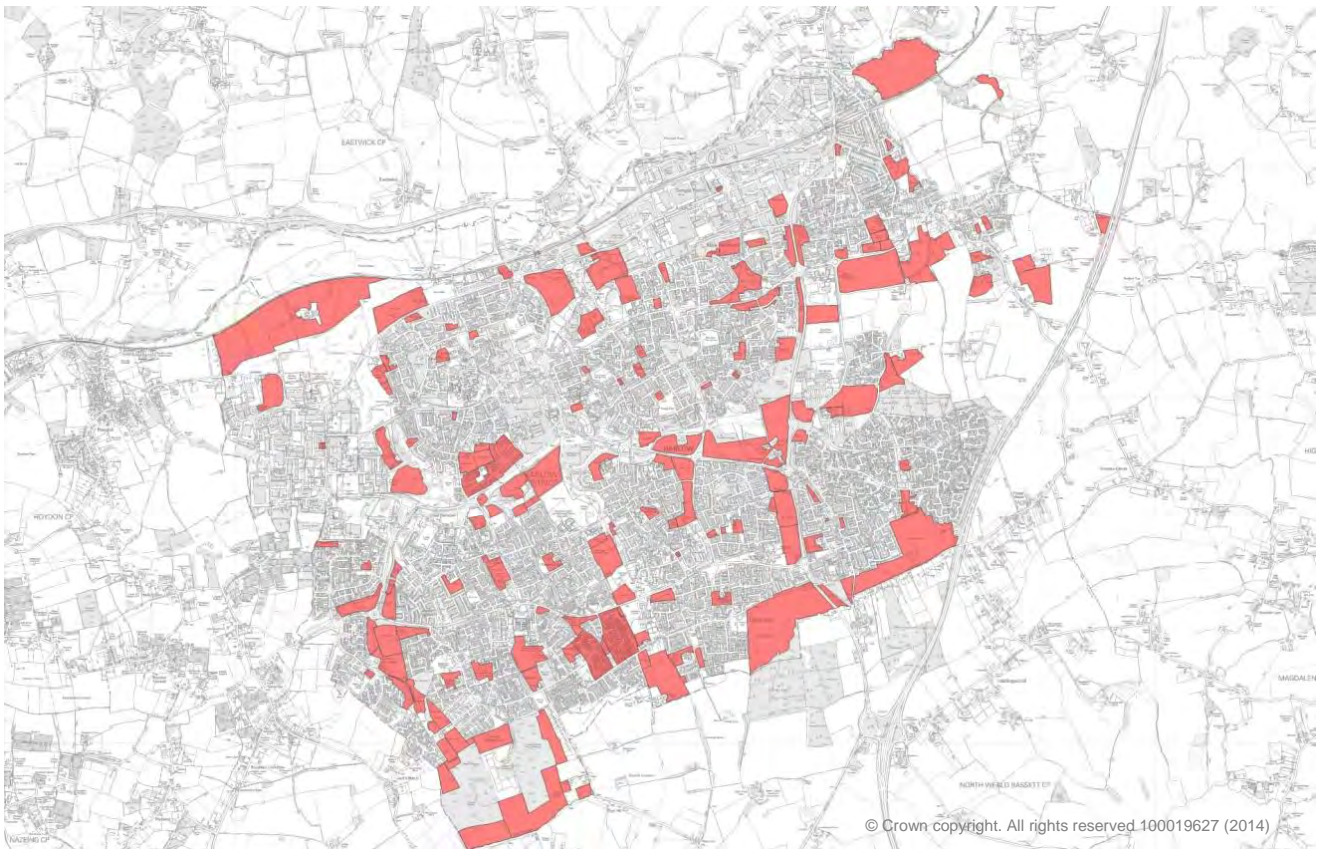
**Figure 6** Areas coloured indicate “call for sites”



**Figure 7** Areas coloured indicate Sites Previously Considered



**Figure 8** Areas coloured indicate Urban Capacity Study



**Figure 9** Areas coloured indicate other candidate sites

- 4.12 Other Candidate sites as a source were included after the Methodology had been published. It was felt that not all potential development land had been considered by the other data sources. This included a significant amount of Green Wedge and other open space. The CLG guidance states that the “scope of the Assessment should not be narrowed down by existing policies designed to constrain development, so that the local planning authority is in the best possible position when it comes to decide its strategy for delivering its housing objectives”.
- 4.13 All the sites were amalgamated into one large GIS overlay map which was linked to the Access database. Duplicate sites were narrowed down to one boundary where possible whilst maintaining single ownerships if they could be identified.



**Figure 10** Areas coloured indicate all sites considered

**Stage 4: Determining which sites and areas will be surveyed**

- 4.14 Harlow is not typical of most Districts. It is a former New Town with a planned layout which has been developed from a Master Plan. It contains a number of features which define the town; including Green Wedges, and a defined shopping hierarchy to name but two. The District boundary reflects the original New Town designated area, and as such is tightly drawn around the urban area. This means that unlike many councils Harlow does not have a large hinterland or settlements in which to search for potential housing sites.
- 4.15 The consequence of this is that land in the town has been identified in the original New Town Master Plan with some form of specific function. This function has been reflected in subsequent development plans as Green Wedge or internal open space. The guidance states that the scope



of the assessment should not be narrowed down by existing policies designed to constrain development.

- 4.16 It was at this stage that it was considered essential that sites that had not been considered by the “call for sites”, Council Assets, Sites Previously Considered, and Urban Capacity Study 2006 should be identified and assessed.
- 4.17 A significant number of additional sites were identified, which meant that virtually total coverage of all open land in the District would be assessed. This is vital to ensure that whatever the final Local Plan housing requirement figure is, that sufficient developable sites are allocated to meet that figure.
- 4.18 Looking at the majority of open land in the town also provided a definitive capacity of new development in the town, and that anything above that capacity will have to be resolved through other means.

#### Stage 5: Carrying out the survey

- 4.19 The desk top survey was carried out using a combination of tools. Mostly the GIS system using both OS Master Map and aerial photography. In addition Google street view was used to get an overview of the site. Site visits have not been carried out due to the limitation of resources and the significant number of sites which required assessing. In addition the compact nature of the town and officers familiarity with the sites from previous surveys meant that visits to all sites was not considered necessary.

#### Stage 6: Estimating the housing potential of each site

- 4.20 The capacity of each site was determined by the sites characteristic and size. The site characteristic took into account urban form found in Harlow and determines a suitable density. The sites size determines the gross/net ratio to help determine the sites developable area. (Paragraphs 3.49 and 3.51).
- 4.21 Some sites in the study have been the subject of planning applications, tested in the Urban Capacity Study, or subject the subject of detailed study as part of the Council’s policy of regeneration. In other cases local knowledge of potential constraints have been utilised.
- 4.22 It became apparent that the potential capacity of some sites was much smaller than their site area would determine using just a calculation. This was particularly true of Green Wedge sites. Sites were looked at again in detail to take into account local factors and constraints such as trees, openness of the site etc. to determine a likely developable area and then apply the formulae set out in the methodology.

#### Stage 7: Assessing when and whether sites are likely to be developed.

- 4.23 The GIS system was used as a major part of the assessment process. Sites were subject to a suite of tests in accordance with the methodology. Results from this were added to the database (the form is at Appendix 8). The database automatically assigns a score and “traffic light “colour to the result. The scores are totalled for individual factors; Major Affects, Local Affects, Sustainability, Other Factors, and Availability. All of these factors were totalled to give an overall score for the site.
- 4.24 Sites were ranked in order to assemble a list of preferred sites. These sites were then scrutinised from highest score to lowest to assess sites suitability for development, availability (using scores as well as local knowledge) and achievability. Those that were considered developable were

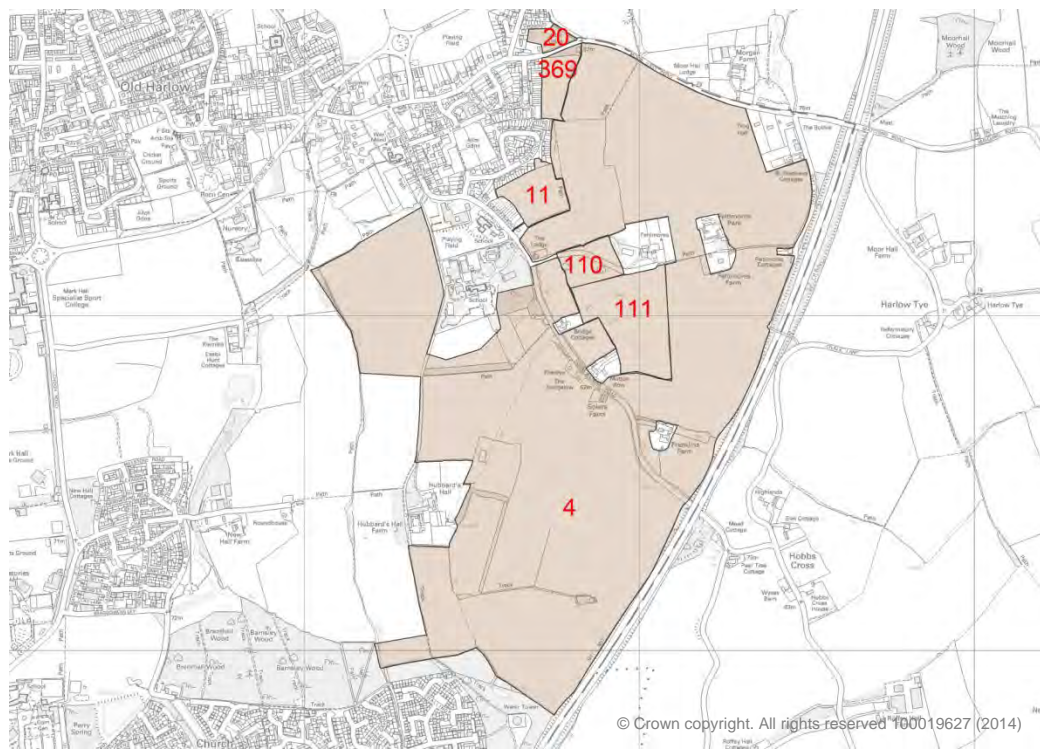
assessed for their deliverability. Sites that were developable and/or deliverable were marked as such in the database to allow for easy sieving.

#### Stage 8: Review of the Assessment

- 4.25 A summary of the housing potential on all developable sites is set out in the next section. Site maps and aerial photos of the developable sites are in Appendix 3. A more detailed set of results is set out in tables in Appendix 4. Copies of extracts from the database for all sites assessed are in Appendix 2.
- 4.26 The housing requirement figure for the District (once set) will set the target figure for the District; the Council has to identify sufficient land to meet that need, unless there is an evidenced reason for them not to do so. In addition the District will have to ensure that there is a five year supply of deliverable sites based on the overall target figure.
- 4.27 The deliverable sites and calculations will be set out in a Housing Trajectory, which will be published once the housing requirement figure has been agreed.
- 4.28 If insufficient dwellings have been identified to meet the housing requirement further sites should be brought forward until that target is met.

#### Stage 9: Identifying and assessing the potential of broad locations

- 4.29 As part of the call for sites a large area of land to the east of Newhall has been identified by a number of developers. Taken together they are considered to form a potential broad location for development.
- 4.30 It is considered that by including this site as part of the assessment represents a proactive approach to the planning of future housing growth in the district taking into account future infrastructure improvements.
- 4.31 Its inclusion as part of the Councils housing strategy will be determined by the statutory process, which may or may not include this area of land to meet its strategic housing objectives.



**Figure 11 Broad Location for Development.**

Stage 10: Determine the housing potential of windfall (where justified)

4.32 It is not anticipated that windfall housing will make a major contribution during this plan period. The planned nature of the former New Town generally means that there is little opportunity for windfall sites to come forward to make a significant effect on dwelling numbers.

## 5 Results

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- 5.1 A significant number of sites in the study are in public ownership. This is the legacy from the New Town era where land and buildings were extensively owned by the Harlow Development Corporation and then Commission for New Towns and Homes and Communities Agency. Much of the land and buildings were transferred into Council Ownership. In addition Essex County Council has put forward land in its ownership. Other sites put forward are private ownership, either directly from the owner or their agents.
- 5.2 Sites set out in the results section; do not include any land which may have been identified in adjoining District's Strategic Housing Land Availability. However, some sites identified adjacent to Harlow's boundary form part of a larger area shown in the adjoining District's SHLAA.
- 5.3 As a result of the site identification process as set out in the methodology, 369 specific sites were identified for assessment Harlow. This formed the 'long-list', each of which were assessed in accordance with the methodology. Those sites which were affected by constraints such as flood zoning or national designations such as Sites of Special Scientific Interest are still included at this stage.
- 5.4 Other sites in the long-list which were considered unsuitable at this stage, included allotments; school playing fields; and the Town Park. A small number of sites were considered non-runners having no potential to deliver housing or would yield less than six dwellings.
- 5.5 The maps in appendix 1 identify by ward the locations of all the sites in the list and, appendix 2 lists each of these sites.
- 5.6 Each of the items of the criteria was given a score which enabled sites to be ranked in order in the first instance, and an average score could be established.
- 5.7 This established an order in which to assess the individual sites, starting with those with the highest scores. Those sites which scored below average overall indicated that the land was unsuitable for housing development. However this in itself did not rule a site out borderline acceptable sites, when other factors were taken into account such as site history, or local factors, not all were considered unsuitable at this stage, and went forward as developable.
- 5.8 The long-list was reviewed and individual sites were analysed, using the methodology criteria (see Stage 7a, paragraph 3.54 onwards). A copy of the data base form used for each site is in Appendix 8.
- 5.9 Each of the sites was reviewed in order of their score for Suitability, Availability, and Achievability as set out in the Methodology. Each site was then assessed for its Deliverability (part of the five year land supply), and Developability. This reduced the long list to 59 sites. These are individually mapped along with an aerial photograph in appendix 3. The individual assessments for the 59 sites are in Appendix 4.
- 5.10 A number of sites which were put forward by developers have been amalgamated and identified as a 'broad location for growth'. This includes land to the east of New Hall.(see para 2.8)
- 5.11 Due to the high number of sites in the Council's ownership, and additional sites identified that were not in the original submission by the Council to the 'Call for Sites', a meeting was held with those Council Officers with responsibility for Council land. This was to establish whether the sites were viable and available.
- 5.12 Sites were submitted to the Local Plan Working Group of Councillors on two occasions. The first as part of the Report on Green Wedges, where some sites identified in the Green Wedge were discounted by members. The second devoted to discussion of the SHLAA, where all developable sites were discussed by Councillors. No further sites were rejected at this meeting.

5.13 Figure 12 below is a summary of the potential dwelling supply in Harlow. Of note is that some of the sites in the SHLAA are already commitments, meaning that the number of new sites in the study is 2307 dwellings.

Total new dwellings identified by the SHLAA study	2307
SHLAA Study sites which were already committed (with planning permission or under construction)	3637
Commitments Not in SHLAA	390
Completions from 1/4/11-31/3/13	541
<b>Total Dwellings Identified</b>	<b>6875</b>
Broad Location for Growth Potential Option	2011
<b>Total Potential Dwellings</b>	<b>8886</b>

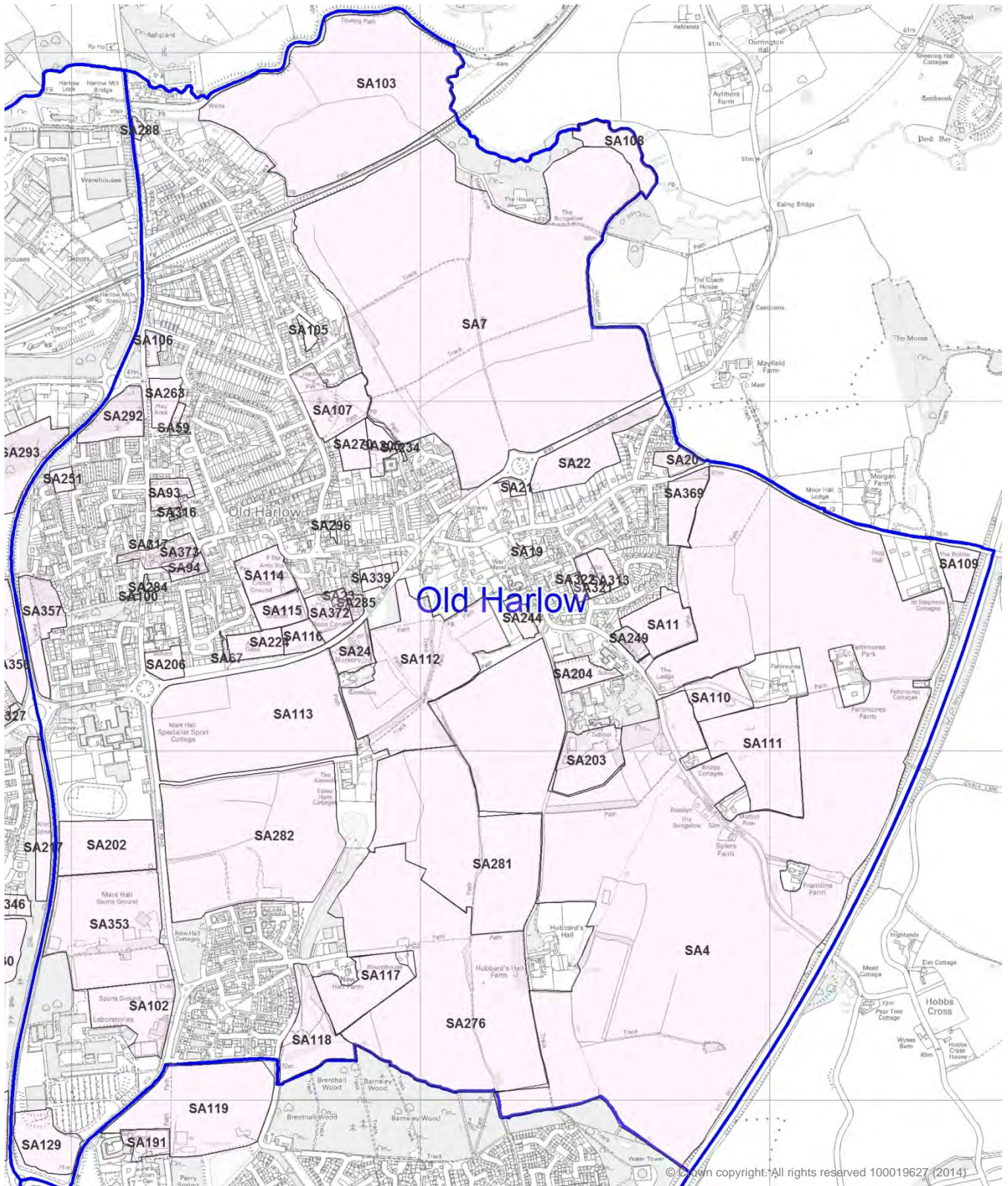
**Figure 12 Potential Dwelling Supply**

- 5.14 Government guidance in the National Planning Policy Framework says local planning authorities should identify specific deliverable<sup>8</sup> sites sufficient to provide five years worth of housing against their housing requirements.
- 5.15 Each of the developable sites was assessed further to ascertain whether the site could deliver housing on site within five years. The results are set out in Appendix 5.
- 5.16 The table in Appendix 5 incorporates a number of sites which were not included in the Study. These were in the main sites which have extant planning permission, are under construction, or have come to light after the study completed.
- 5.17 Whether a District has a five year supply of land or not depends on the housing needs requirement for the Plan over a fifteen year period. The study has indicated that **27** sites identified in the SHLAA could produce dwellings within five years. It is estimated that the **27** sites could produce **2162** dwellings within five years of the Local Plans adoption. Taking into account sites already committed or under construction around **2500** dwellings could be completed within five years of the Plans adoption.

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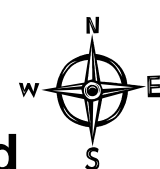
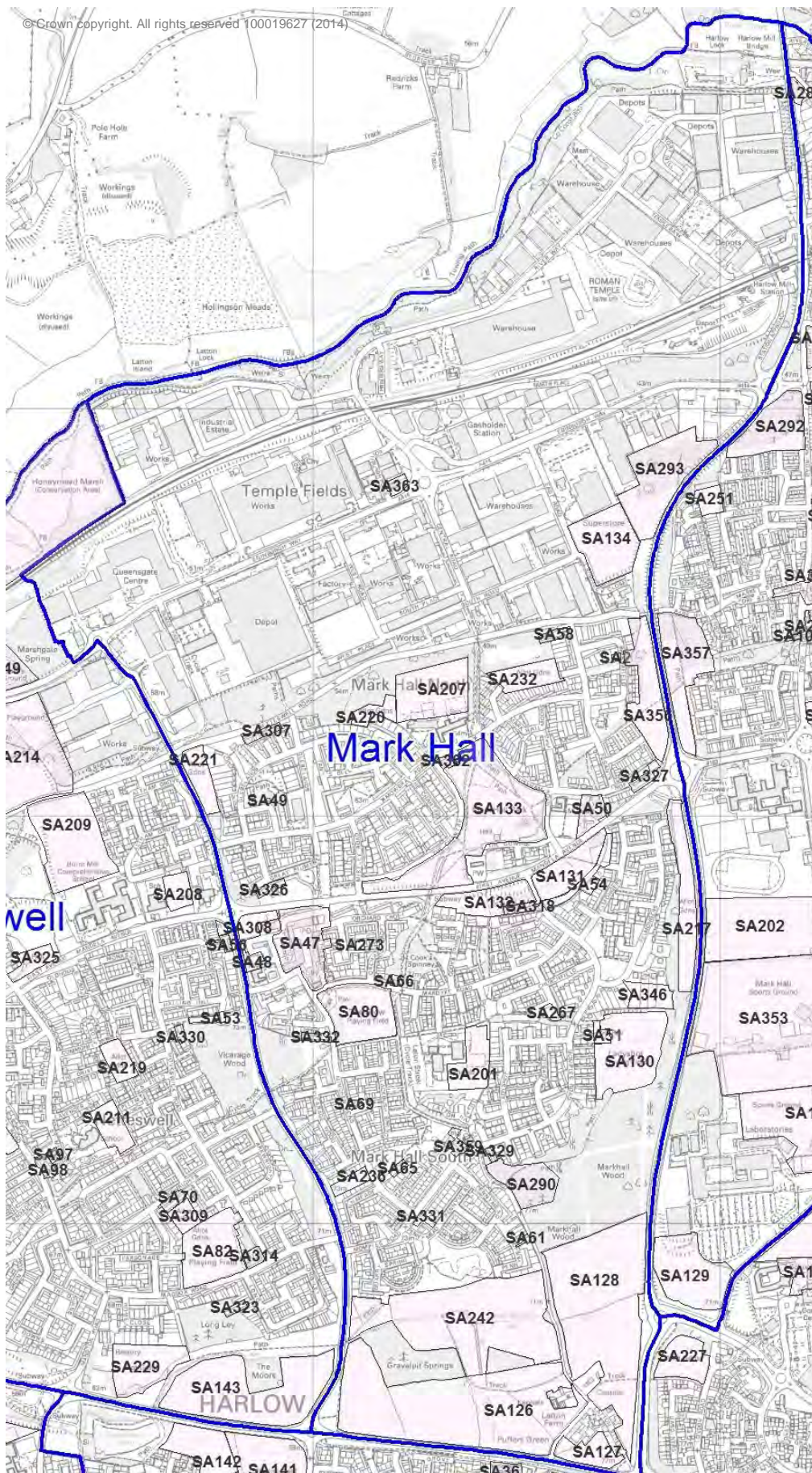
<sup>8</sup> To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

# **Appendix 1 – Ward Based Maps of All Sites**



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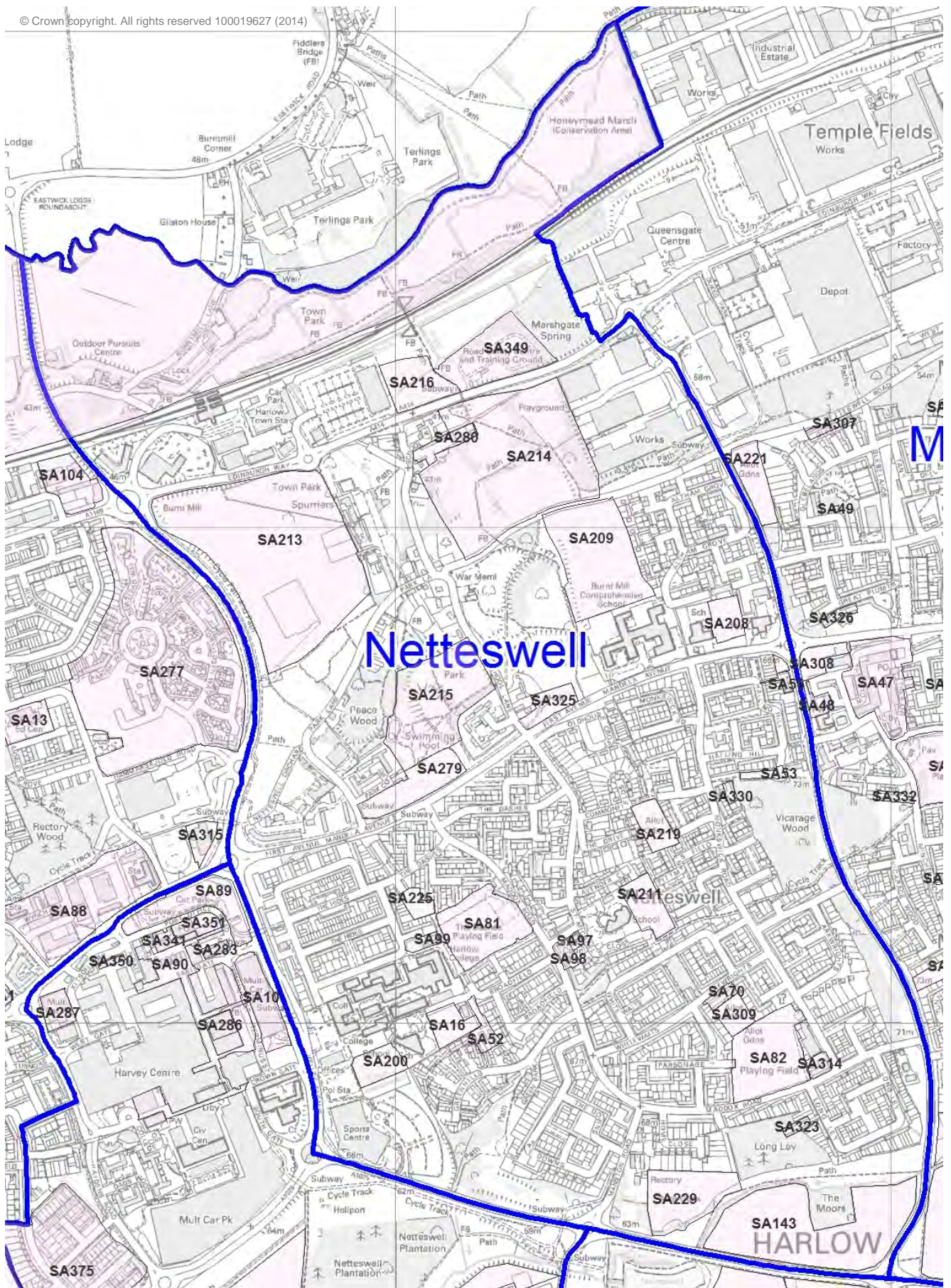
Old Harlow Ward. 



# Mark Hall Ward



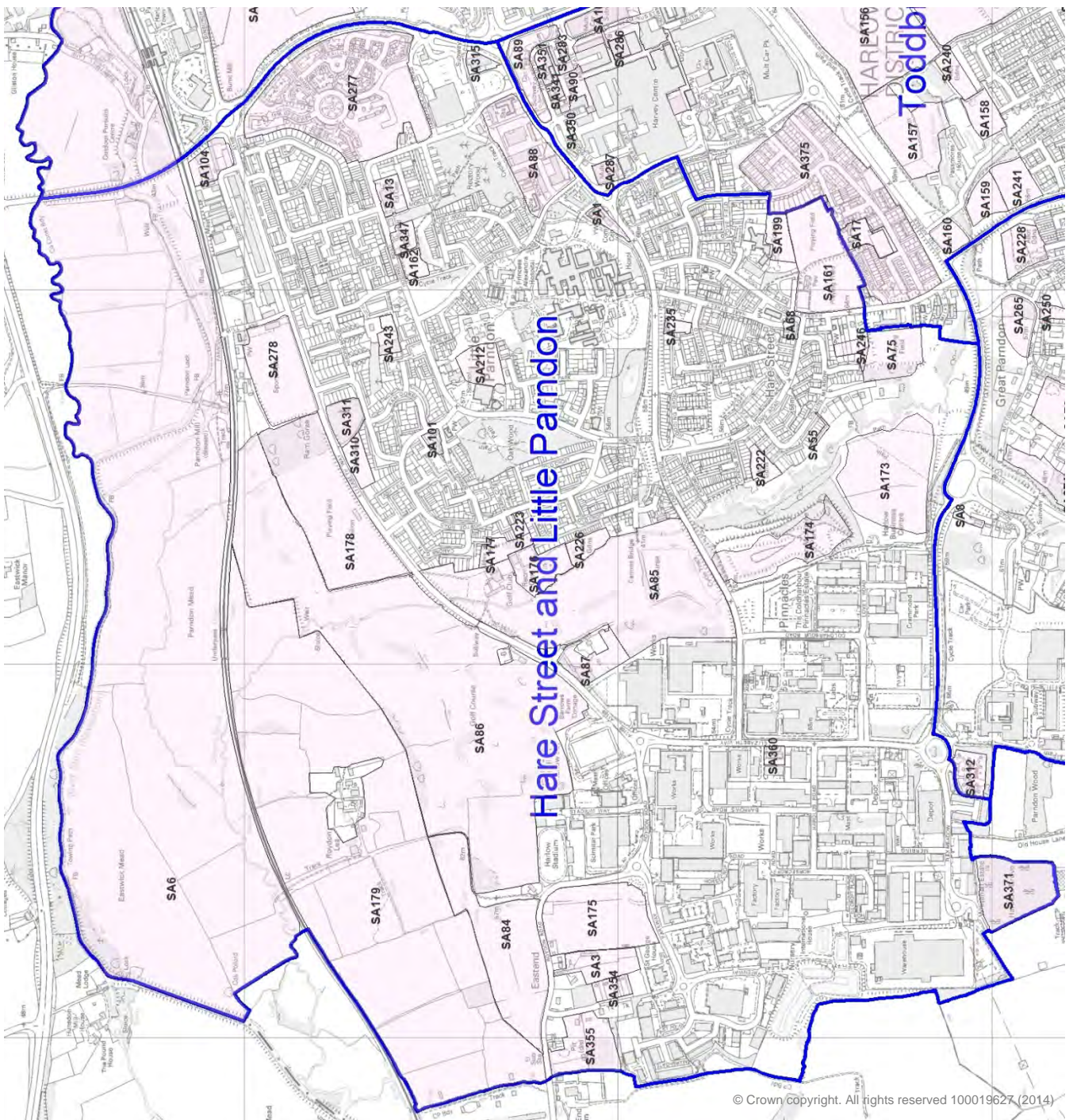
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# Netteswell

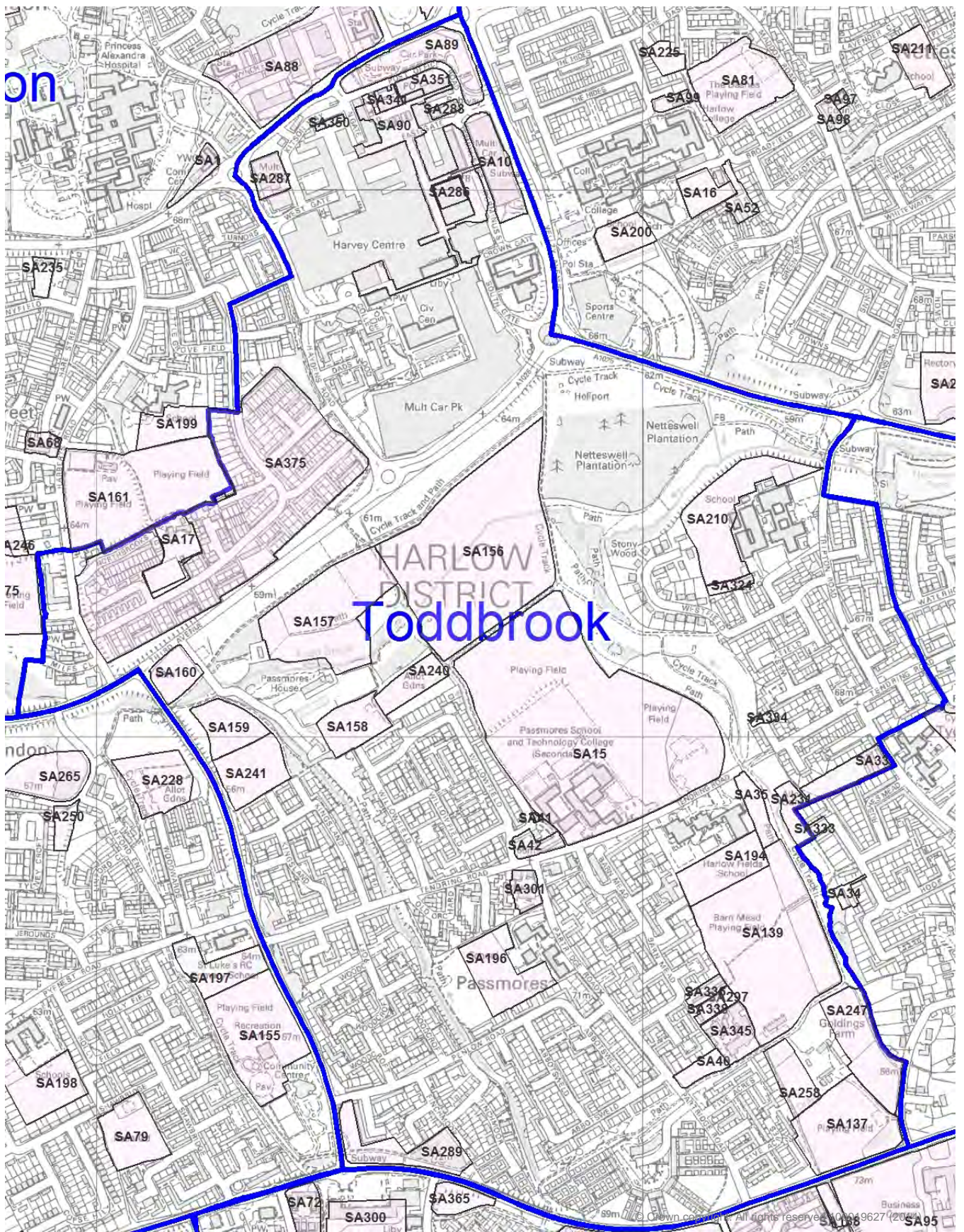
## Netteswell Ward





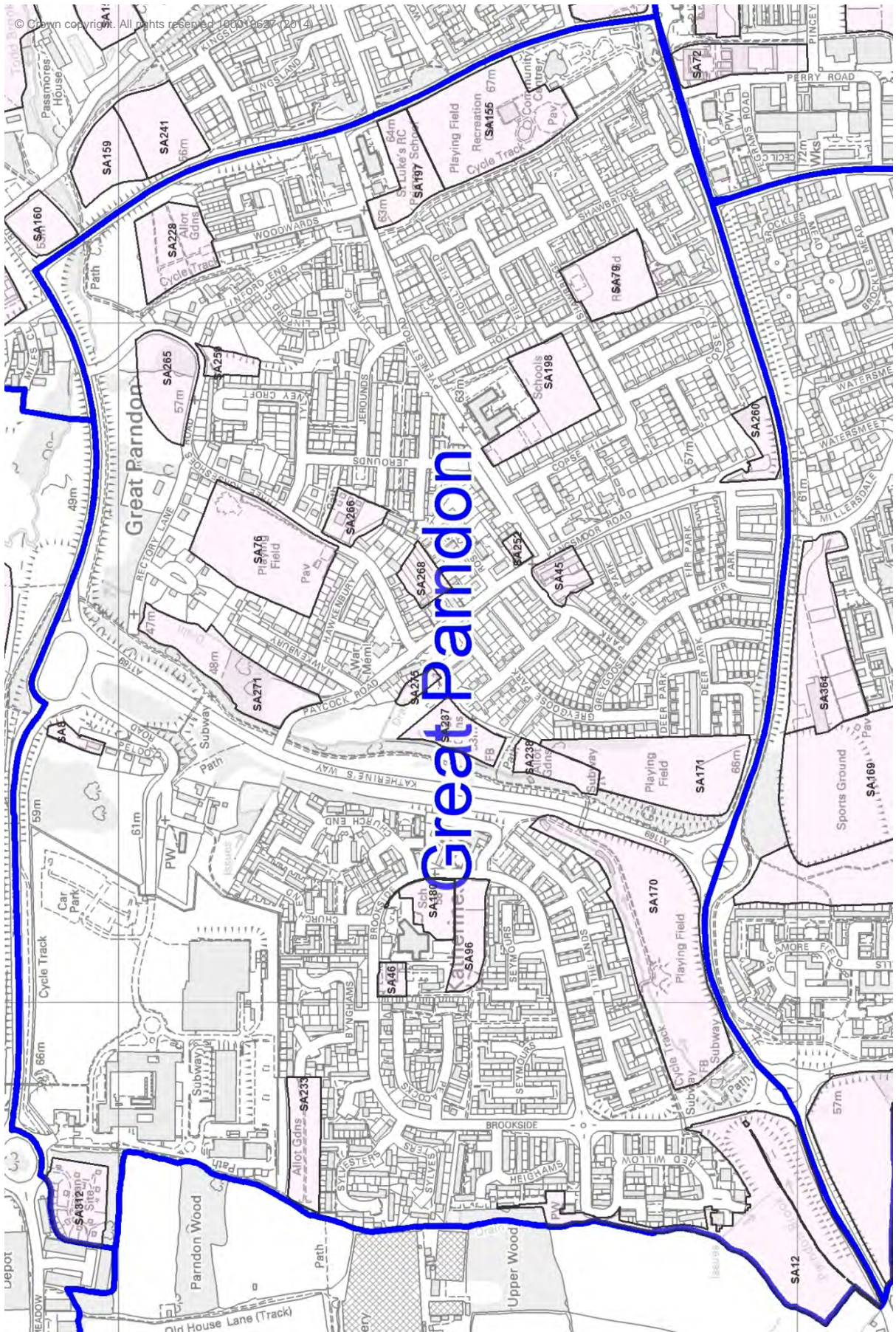
# Hare Street and Little Parndon Ward





# Toddbrook Ward

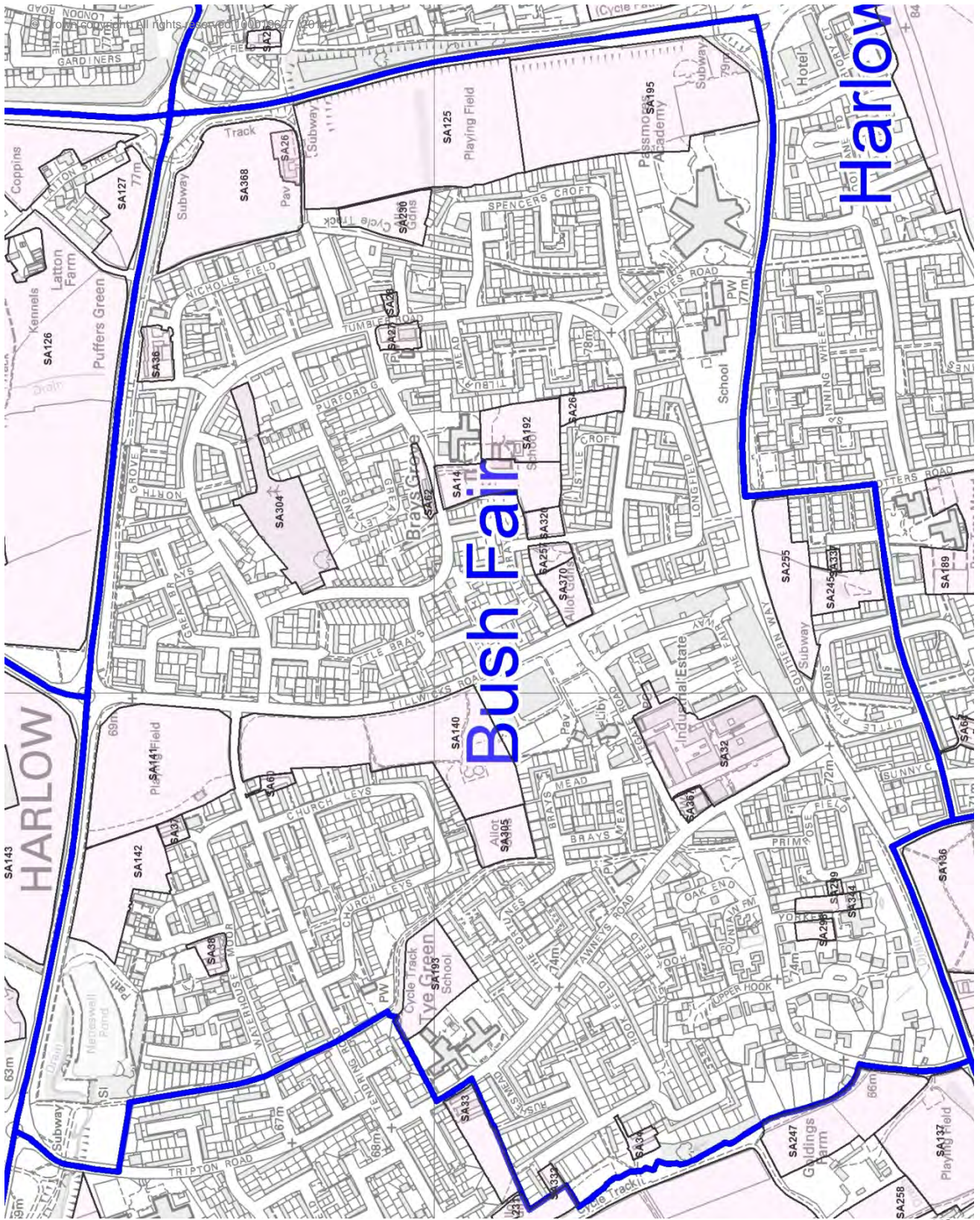




# Great Parndon



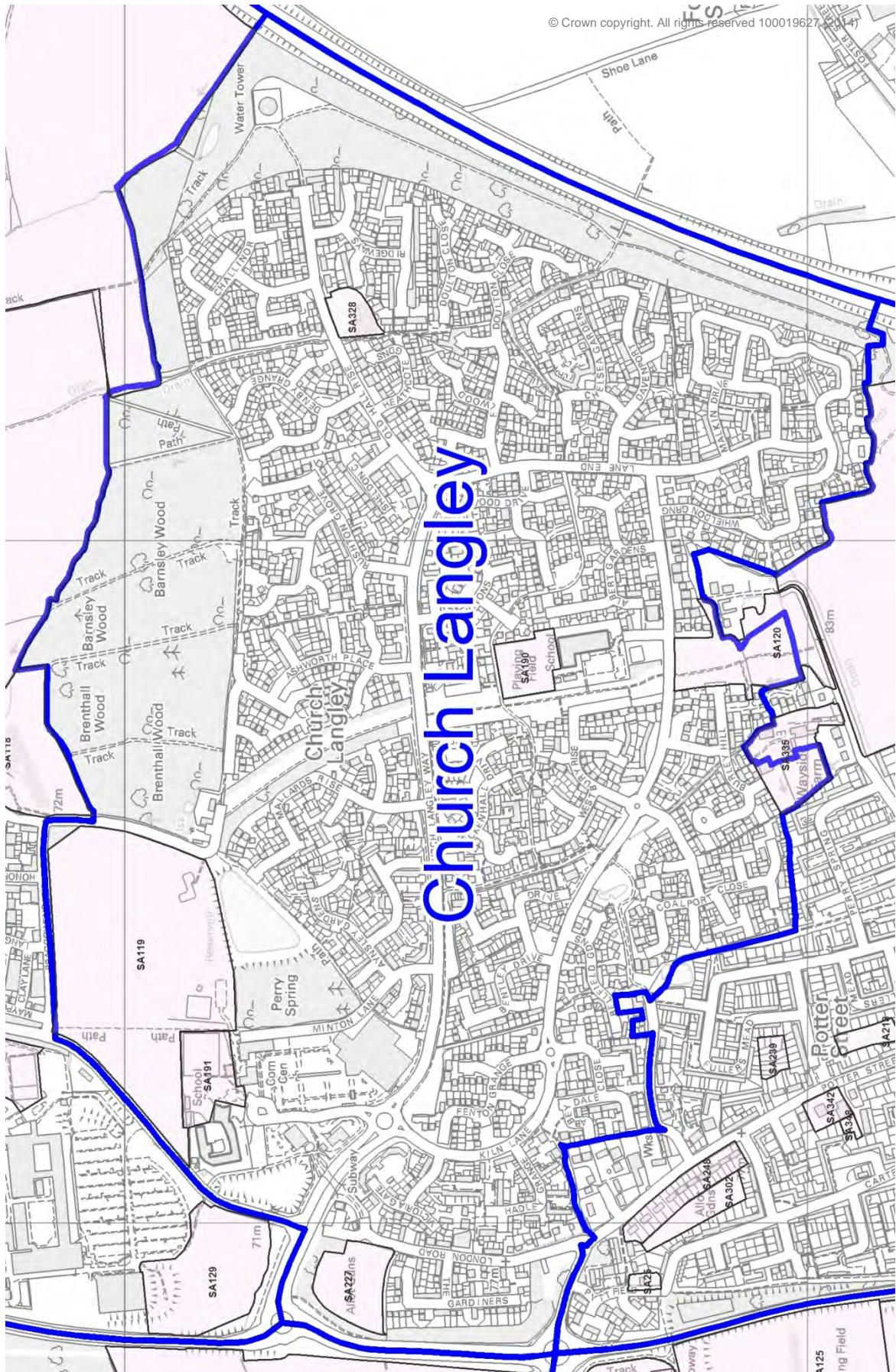
## Great Parndon Ward



Bush Fair Ward

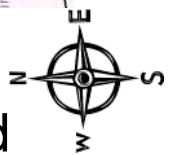


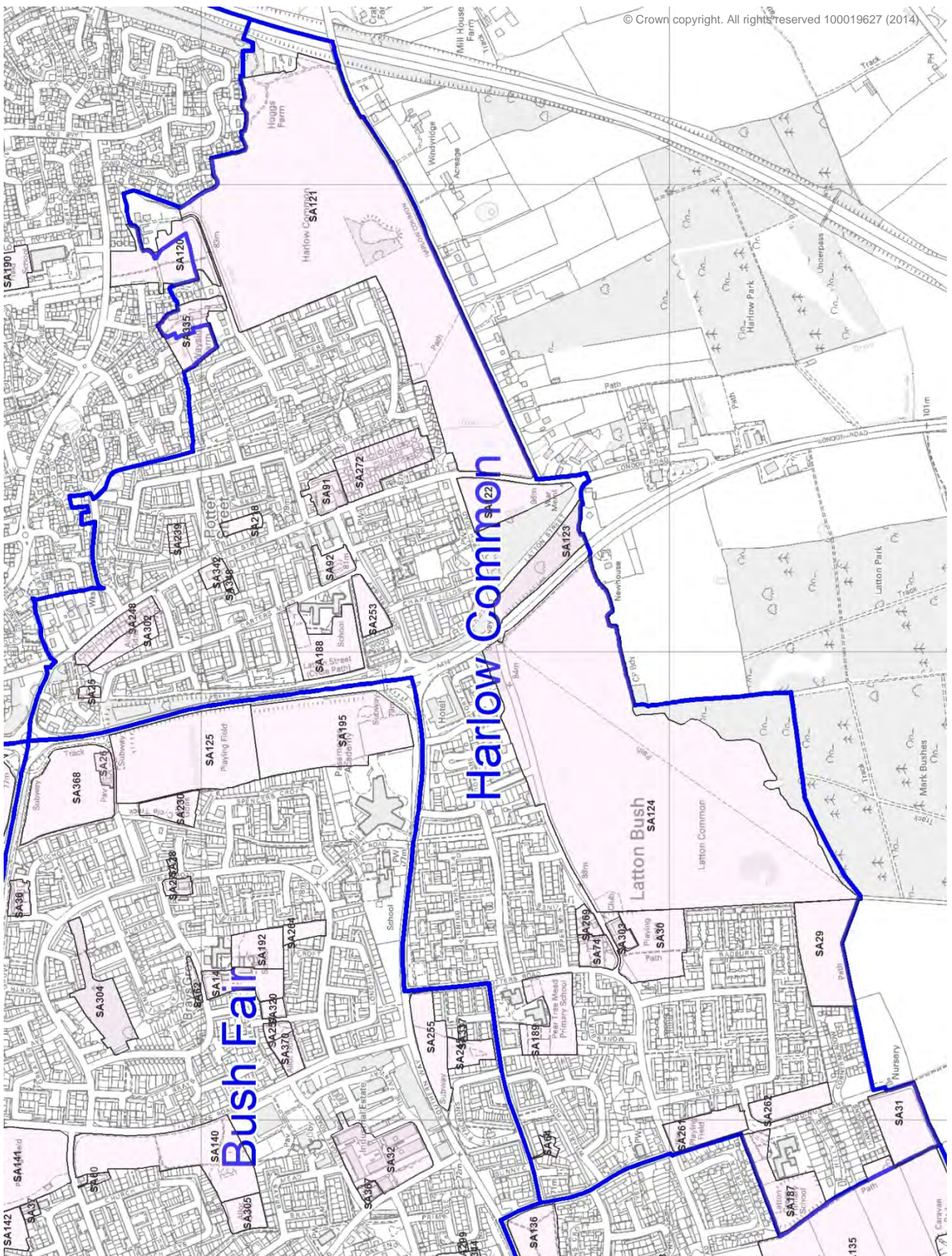
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# Church Langley

## Church Langley Ward

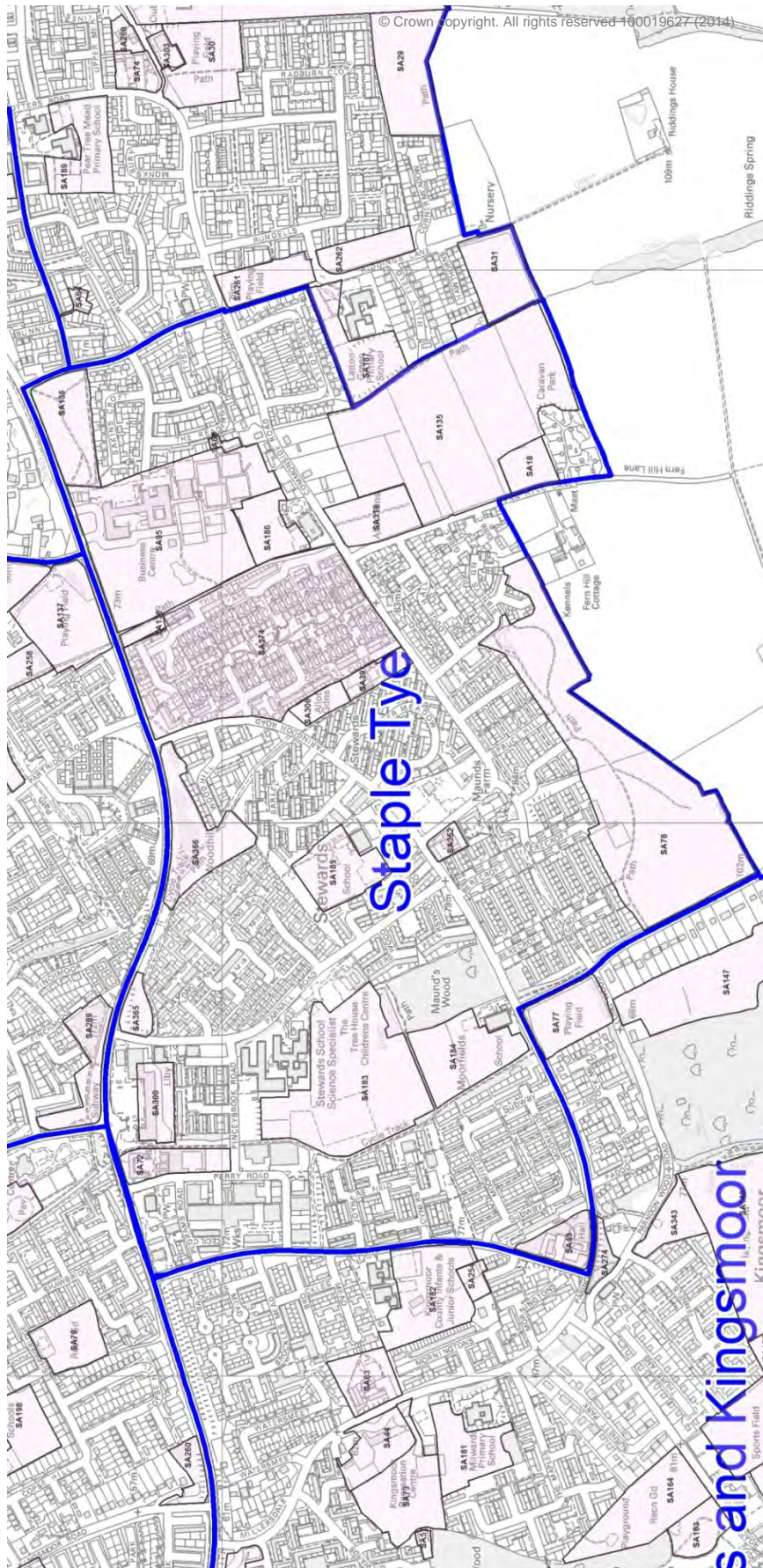




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# Harlow Common Ward

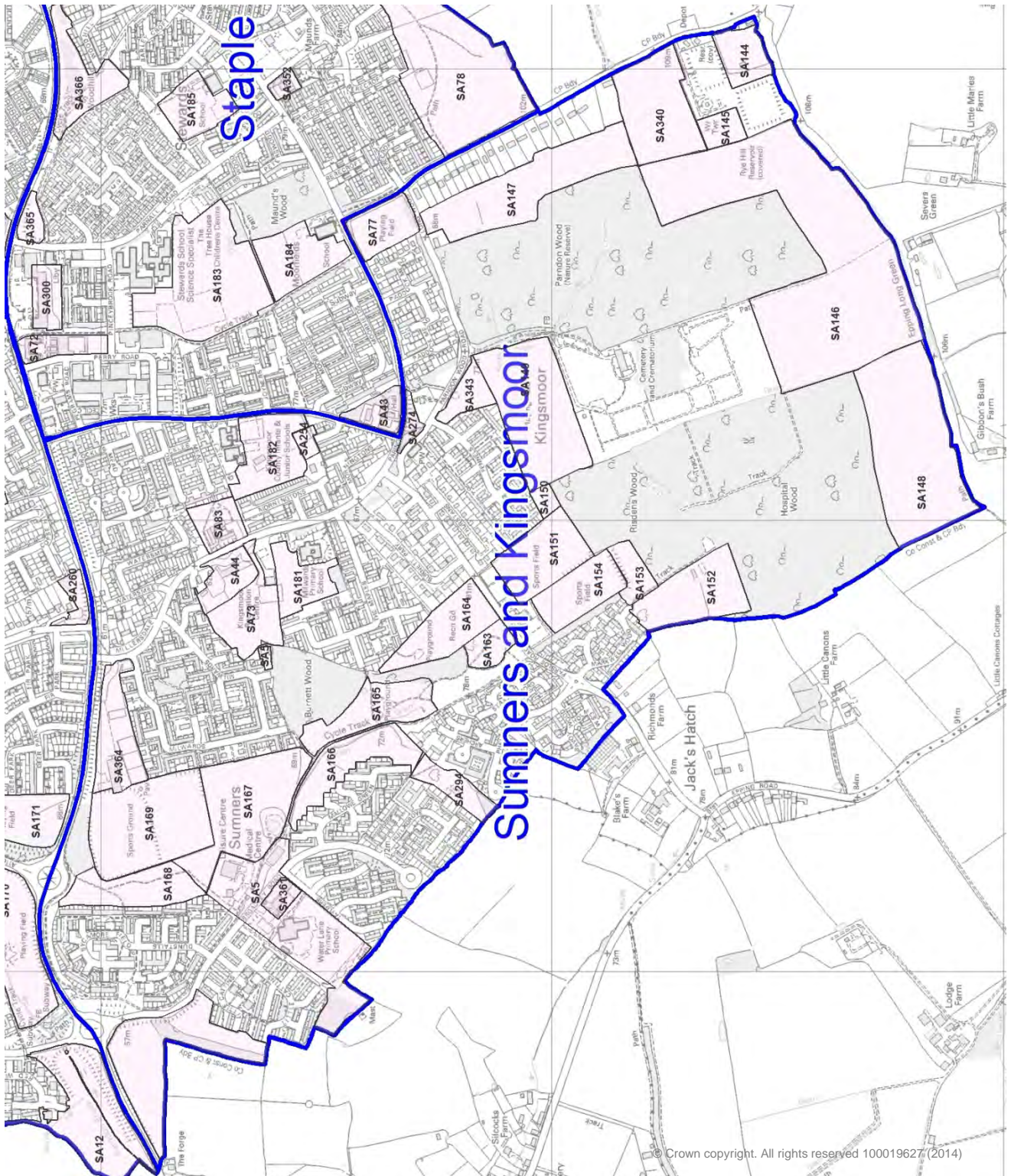




# Staple Tye Ward







# Sumners and Kingmoor Ward



## **Appendix 2 – List of All Sites**

All Sites						
SA Number	Site Name	Size (ha)	Assessment Deliverable	Assessment Developable	Assessed Capacity	
1	The Angle	0.33	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	42	
2	6 Broomfield	0.04	<input type="checkbox"/>	<input type="checkbox"/>		
3	Bali Hai - off Roydon Rd.	1.424	<input type="checkbox"/>	<input type="checkbox"/>		
4	Land East of New Hall	131.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1820	
5	SW Harlow (land in Harlow)	9.971	<input type="checkbox"/>	<input type="checkbox"/>		
6	Harlow North (land in Harlow)	120.09	<input type="checkbox"/>	<input type="checkbox"/>		
7	Land North Gildea Way	68.551	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1100	
8	Peldon Lane	0.175	<input type="checkbox"/>	<input type="checkbox"/>		
9	Site boundary not indicated	0	<input type="checkbox"/>	<input type="checkbox"/>		
10	Terminus House and Car Park	1.068	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100	
11	East of Elmbridge	2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	75	
12	Water lane (West of Katherines)	6.285	<input type="checkbox"/>	<input type="checkbox"/>		
13	Education Centre Hodings Road	0.662	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24	
14	Purford Green School	0.957	<input type="checkbox"/>	<input checked="" type="checkbox"/>	30	
15	Former Passmores School	12.557	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80	
16	East of the Downs School	0.533	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	25	
17	Northbrooks house and grounds	0.798	<input type="checkbox"/>	<input type="checkbox"/>		
18	North of Fern Hill Lane Caravan Park	0.7	<input type="checkbox"/>	<input type="checkbox"/>		
19	Rear garden 1 Churchgate St.	0.129	<input type="checkbox"/>	<input type="checkbox"/>		
20	Former Allotment Moor Hall Road	0.547	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11	
21	Corner Gildea Way/Churchgate St.	0.246	<input type="checkbox"/>	<input type="checkbox"/>		
22	Playing field south of Gildea Way	3.447	<input type="checkbox"/>	<input checked="" type="checkbox"/>	67	

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Developable	
23	Former Scout Hut Elderfield	0.208	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6
24	Former Nursery South of Gilden Way	1.199	<input type="checkbox"/>	<input type="checkbox"/>	
25	Former Scout Hut Pytt Field	0.113	<input type="checkbox"/>	<input type="checkbox"/>	
26	Pavillion and land East of Nicholls Field	0.231	<input type="checkbox"/>	<input type="checkbox"/>	
27	Manor Hatch	0.217	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16
28	Land off Manor Hatch Close	0.06	<input type="checkbox"/>	<input type="checkbox"/>	
29	East of Lower Meadow South of Radburn Close	2.31	<input type="checkbox"/>	<input type="checkbox"/>	
30	Playing Field and land east of Radburn Close south of Clifton Hatch	1.917	<input type="checkbox"/>	<input checked="" type="checkbox"/>	69
31	South of Hawthorns west of Riddings Lane	1.561	<input type="checkbox"/>	<input checked="" type="checkbox"/>	35
32	Bush Fair/Sherwood House and Car Parks	2.168	<input type="checkbox"/>	<input type="checkbox"/>	
33	Land and garages between Bushey Croft and Rushes Mead	0.647	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13
34	Garages at rear of 55-59 Hook Field	0.152	<input type="checkbox"/>	<input type="checkbox"/>	
35	Land to the East of Harlow Fields School	0.438	<input type="checkbox"/>	<input type="checkbox"/>	
36	Garage blocks adjacent to Nicholls Tower	0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
37	Garage blocks adjacent to Moore Tower	0.124	<input type="checkbox"/>	<input type="checkbox"/>	
38	Elm Hatch and Public House	0.199	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10
39	Stewards Farm	0.497	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10
40	Land between Barn Mead and Five Acres	0.323	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10
41	Council Depot adjacent to Willowfield Tower	0.021	<input type="checkbox"/>	<input type="checkbox"/>	
42	Land adjacent to Willowfield Tower plus garage block	0.305	<input type="checkbox"/>	<input type="checkbox"/>	
43	Sherards Hatch and adjacent land	0.799	<input type="checkbox"/>	<input type="checkbox"/>	35
44	Kingsmoor House and gardens	1.11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9
45	Pollard Hatch plus garages and adjacent land	0.442	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20
46	Katherines Hatch	0.209	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Developable	
47	The Stow	2.047	<input type="checkbox"/>	<input type="checkbox"/>	
48	Service bays rear of The Stow	0.203	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8
49	Common room adjacent to Glebelands playground	0.016	<input type="checkbox"/>	<input type="checkbox"/>	
50	Mark Hall barn and adjacent land	0.509	<input type="checkbox"/>	<input type="checkbox"/>	
51	Ladyshot Pavilion	0.169	<input type="checkbox"/>	<input type="checkbox"/>	
52	Garages east of 99-102 Greenhills	0.294	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8
53	Garages south of 158-159 Halling Hill	0.142	<input type="checkbox"/>	<input type="checkbox"/>	
54	Former garage and allotments west of 1 Felmongers	0.695	<input type="checkbox"/>	<input type="checkbox"/>	
55	Garages 88-96 Collins Meadow	0.109	<input type="checkbox"/>	<input type="checkbox"/>	
56	Garages and adjacent land to the rear of 83-87 Halling Hill	0.167	<input type="checkbox"/>	<input type="checkbox"/>	
57	Former garages south of 151 Milwards	0.113	<input type="checkbox"/>	<input type="checkbox"/>	
58	Garages to rear of 62 Stackfield	0.131	<input type="checkbox"/>	<input type="checkbox"/>	
59	Garages and land to the rear of 55-69 The Hill	0.252	<input type="checkbox"/>	<input type="checkbox"/>	5
60	Garages to the rear of 258 & 259 Church Leys	0.105	<input type="checkbox"/>	<input type="checkbox"/>	
61	Garages to the rear of 122 & 131 Pennymead	0.038	<input type="checkbox"/>	<input type="checkbox"/>	
62	Garages and land to the rear of 11-18 Great Leylands	0.151	<input type="checkbox"/>	<input type="checkbox"/>	
63	Garages to the rear of 49-53 The Readings	0.107	<input type="checkbox"/>	<input type="checkbox"/>	
64	Garages to the rear of 170-183 Wharley Hook	0.137	<input type="checkbox"/>	<input type="checkbox"/>	
65	Garage blocks to the rear of 1-6 Harefield	0.094	<input type="checkbox"/>	<input type="checkbox"/>	
66	Garage block to the east of 165 Orchard Croft	0.052	<input type="checkbox"/>	<input type="checkbox"/>	
67	Garage Block to the rear of 65 to 73 Chippingfield	0.106	<input type="checkbox"/>	<input type="checkbox"/>	
68	Slacksbury Hatch and associated garages	0.244	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10
69	Blackbush Spring Common Room	0.059	<input type="checkbox"/>	<input type="checkbox"/>	
70	Garage blocks between 1 and 36 Arkwrights	0.173	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Assessment Developable	
71	Staple Tye depot - NOW INCLUDED IN LISTER HOUSE, GATEWAY NURSEY SA 72	0.247	<input type="checkbox"/>	<input type="checkbox"/>	
72	Lister House, Staple Tye Mews, Staple Tye Depot, and The Gateway Nursery	0.93	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	42
73	Kingsmoor Recreation Centre	2.358	<input type="checkbox"/>	<input checked="" type="checkbox"/>	25
74	Clifton Hatch area and garages	0.523	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	28
75	Collins Meadow Playing Fields	1.962	<input type="checkbox"/>	<input type="checkbox"/>	39
76	Rectory Field Playing Field	2.423	<input type="checkbox"/>	<input checked="" type="checkbox"/>	70
77	Playing field off Paringdon Rd.	1.392	<input type="checkbox"/>	<input type="checkbox"/>	50
78	Open Space to the south of Berecroft	9.801	<input type="checkbox"/>	<input checked="" type="checkbox"/>	294
79	Recreation ground Shawbridge	1.141	<input type="checkbox"/>	<input type="checkbox"/>	
80	The Stow playing field	2.19	<input type="checkbox"/>	<input type="checkbox"/>	
81	The Dashes playing field	1.916	<input type="checkbox"/>	<input type="checkbox"/>	
82	Long Ley playing field	2.209	<input type="checkbox"/>	<input type="checkbox"/>	
83	Wissants and adjacent playground	1.031	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	40
84	Land to the north of Roydon Road	7.149	<input type="checkbox"/>	<input type="checkbox"/>	
85	Canons Brook Golf Course (south)	16.228	<input type="checkbox"/>	<input type="checkbox"/>	
86	Canons Brook Golf Course (north)	38.422	<input type="checkbox"/>	<input type="checkbox"/>	
87	Land adjacent to Fairview and Hillview off Well Lane	1.32	<input type="checkbox"/>	<input type="checkbox"/>	
88	Land and Buildings at Wych Elm incorporating bus garage and fire station	3.647963	<input type="checkbox"/>	<input checked="" type="checkbox"/>	500
89	Post Office Road car park	1.485	<input type="checkbox"/>	<input type="checkbox"/>	
90	Market Square and linking footpaths	2.294	<input type="checkbox"/>	<input type="checkbox"/>	
91	Prentice Place	0.564	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	63
92	Playground adjacent to Brenthall Towers	0.497	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	27
93	Faircroft/Little Bays Station Rd. (Vince Dunne Mews)	0.936	<input type="checkbox"/>	<input type="checkbox"/>	
94	Car park and garage block Wayre St.	0.626	<input type="checkbox"/>	<input type="checkbox"/>	

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Developable	
95	The Latton Bush Centre	7.642	<input type="checkbox"/>	<input type="checkbox"/>	
96	Land Adjacent to Katherine's School	0.743	<input type="checkbox"/>	<input checked="" type="checkbox"/>	27
97	Former Council offices off Maddox Rd.	0.081	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4
98	Fishers Hatch	0.192	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10
99	Garage block and land west of Dashes Playing Field	0.174	<input type="checkbox"/>	<input type="checkbox"/>	
100	Public conveniences and adjacent land London Rd	0.05	<input type="checkbox"/>	<input type="checkbox"/>	
101	Colt Hatch community centre and adjacent land	0.228	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
102	Sports ground north of Nortel London Rd.	3.681	<input type="checkbox"/>	<input type="checkbox"/>	110
103	Land east of Wyldwood Close, south of Stort Navigation, north of railway	22.688	<input type="checkbox"/>	<input type="checkbox"/>	
104	Motorsales	0.97	<input type="checkbox"/>	<input type="checkbox"/>	102
105	Land east of 11 & 12 Guilfords	0.306	<input type="checkbox"/>	<input type="checkbox"/>	
106	Land at junction Priory Ave./Station Rd.	0.424	<input type="checkbox"/>	<input type="checkbox"/>	
107	The Forebury	2.883	<input type="checkbox"/>	<input type="checkbox"/>	
108	Land North of The Bungalow abutting River Stort	1.675	<input type="checkbox"/>	<input type="checkbox"/>	
109	Land at junction Moor Hall Rd/Chalk Lane	1.289	<input type="checkbox"/>	<input type="checkbox"/>	
110	Land astride access road to Feltimeores	1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	60
111	land to east Bridge Cottages & Mutton Row	6.32	<input type="checkbox"/>	<input type="checkbox"/>	190
112	Land south of Gildea Way, south west of Staffords	12.197	<input type="checkbox"/>	<input type="checkbox"/>	
113	Former playing fields junction Gildea Way/London Rd.	15.49	<input type="checkbox"/>	<input type="checkbox"/>	
114	Cricket ground west of Elderfield	1.88	<input type="checkbox"/>	<input type="checkbox"/>	
115	Sports ground west of Elderfield	1.255	<input type="checkbox"/>	<input type="checkbox"/>	
116	Land west of Norman Booth Recreation ground, north of Gildea Way	0.877	<input type="checkbox"/>	<input type="checkbox"/>	
117	Land to south of New Hall buildings	3.323	<input type="checkbox"/>	<input type="checkbox"/>	120
118	Land east of Great Auger St.	3.372	<input type="checkbox"/>	<input type="checkbox"/>	

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Developable	
119	Playing fields west of Brenthall Woods	8.625	<input type="checkbox"/>	<input type="checkbox"/>	
120	Land east of Burley Hill	2.199	<input type="checkbox"/>	<input type="checkbox"/>	
121	Harlow Common	24.881	<input type="checkbox"/>	<input type="checkbox"/>	
122	Land at junction Church Rd/Potter St.	1.532	<input type="checkbox"/>	<input type="checkbox"/>	
123	Land between Latton St. and A414	1.43	<input type="checkbox"/>	<input type="checkbox"/>	
124	Latton Common	28.571	<input type="checkbox"/>	<input type="checkbox"/>	
125	Playing Field east of Spencers Croft	4.946	<input type="checkbox"/>	<input type="checkbox"/>	
126	Land at Latton Farm west of Puffers Green	9.995	<input type="checkbox"/>	<input type="checkbox"/>	18
127	Land adjacent to Latton Farm Buildings, Puffers Green	0.874	<input type="checkbox"/>	<input type="checkbox"/>	
128	Land south of Markhall Wood, north Puffers Green	8.577	<input type="checkbox"/>	<input type="checkbox"/>	30
129	Land south of Nortel car park	2.534	<input type="checkbox"/>	<input type="checkbox"/>	
130	Ladyshot Playing Field	2.871	<input type="checkbox"/>	<input type="checkbox"/>	
131	Land at junction Momples Rd./First Ave (east)	1.368	<input type="checkbox"/>	<input type="checkbox"/>	
132	Land at junction Momples Rd./First Ave (west)	1.25	<input type="checkbox"/>	<input type="checkbox"/>	
133	Mark Hall Park, Muskham Rd.	5.917	<input type="checkbox"/>	<input type="checkbox"/>	
134	Land north of Bromley Close	2.218	<input type="checkbox"/>	<input type="checkbox"/>	
135	Land between Fern Hill Lane and Hilly Field	9.975	<input type="checkbox"/>	<input type="checkbox"/>	150
136	Land North of Sakins Croft	1.702	<input type="checkbox"/>	<input type="checkbox"/>	
137	Playing Field east of Five Acres north of Southern Way	2.242	<input type="checkbox"/>	<input type="checkbox"/>	50
138	Land between Aylets Field and Latton Bush Centre	0.213	<input type="checkbox"/>	<input type="checkbox"/>	5
139	Barn Mead Playing Field	5.525	<input type="checkbox"/>	<input type="checkbox"/>	
140	Land between Church Leys and Tillwicks Rd.	3.661	<input type="checkbox"/>	<input type="checkbox"/>	25
141	Playing Field south of Second Ave, west of Tillwicks Rd.	3.012	<input type="checkbox"/>	<input type="checkbox"/>	
142	Land between Second Ave and St. Andrews Meadow	1.484	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16



SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Assessment Developable	
143	Landjunction of Second Ave/Howard Way south of Long Ley	4.931	<input type="checkbox"/>	<input type="checkbox"/>	
144	Land west of 31,32 Rye Hill Rd.	1.194	<input type="checkbox"/>	<input type="checkbox"/>	
145	Land west of Rye Hill reservoir	0.67	<input type="checkbox"/>	<input type="checkbox"/>	
146	Land south of Parndon Wood Crematorium and Parndon Wood	15.753	<input type="checkbox"/>	<input type="checkbox"/>	
147	Land rear of 1-20 Rye Hill Rd.	15.753	<input type="checkbox"/>	<input type="checkbox"/>	
148	Land south of Hospital Wood	7.202	<input type="checkbox"/>	<input type="checkbox"/>	
149	Playing field south of Fennels	5.018	<input type="checkbox"/>	<input type="checkbox"/>	
150	Field to rear of 57-60 Fennels	0.294	<input type="checkbox"/>	<input type="checkbox"/>	
151	Sports field west of Thurstons and Fennels	2.49	<input type="checkbox"/>	<input type="checkbox"/>	
152	Field to rear of 98-117 Markwell Wood	2.803	<input type="checkbox"/>	<input type="checkbox"/>	
153	Land adjacent to 97 Markwell Wood	0.802	<input type="checkbox"/>	<input type="checkbox"/>	
154	Sports field east of Markwell Wood	1.197	<input type="checkbox"/>	<input type="checkbox"/>	
155	Playing field to the east of Shawbridge	2.693	<input type="checkbox"/>	<input type="checkbox"/>	
156	Land south of Third Ave.north of former Passmores school	7.671	<input type="checkbox"/>	<input type="checkbox"/>	
157	Land north east of Passmores House	3.267	<input type="checkbox"/>	<input type="checkbox"/>	
158	Land south of Passmores House, north of Willowfield	0.904	<input type="checkbox"/>	<input type="checkbox"/>	15
159	land west of Passmores House, east of Abercrombie Way	0.889	<input type="checkbox"/>	<input type="checkbox"/>	
160	Land at the junction of Third Ave./Abercrombie Way	0.604	<input type="checkbox"/>	<input type="checkbox"/>	
161	Northbrooks playing fields	4.342	<input type="checkbox"/>	<input checked="" type="checkbox"/>	70
162	Land west of Hester House off Hodings Rd.	0.445	<input type="checkbox"/>	<input type="checkbox"/>	
163	Land north of Parsloe Rd.east of Standingford	0.761	<input type="checkbox"/>	<input type="checkbox"/>	20
164	Recreation ground west of the Maples & Burnett Park	2.258	<input type="checkbox"/>	<input type="checkbox"/>	50
165	Playground and land west of Burnett Wood	2.226	<input type="checkbox"/>	<input type="checkbox"/>	
166	Land to the east of Mallows Green	2.231	<input type="checkbox"/>	<input type="checkbox"/>	

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Assessment Developable	
167	Land east of Summers Leisure Centre	4.62	<input type="checkbox"/>	<input type="checkbox"/>	
168	Land east of Dunstalls & Sycamore Field	2.124	<input type="checkbox"/>	<input type="checkbox"/>	
169	Sports ground west of 48-57,59 and 81 Millwards	4.925	<input type="checkbox"/>	<input type="checkbox"/>	
170	Land between Tithlands and Water Lane	4.122	<input type="checkbox"/>	<input type="checkbox"/>	
171	Playing field west of Deer Park	2.371	<input type="checkbox"/>	<input checked="" type="checkbox"/>	69
172	BLANK		<input type="checkbox"/>	<input type="checkbox"/>	
173	Land east of Harlow Business Centre	5.866	<input type="checkbox"/>	<input type="checkbox"/>	
174	Jean McAlpine park	3.335	<input type="checkbox"/>	<input type="checkbox"/>	
175	Land at Junction Parkway/Roydon Rd.	5.012	<input type="checkbox"/>	<input type="checkbox"/>	
176	Playing field west of Foldcroft south of Canons Brook Club House	1.472	<input type="checkbox"/>	<input type="checkbox"/>	
177	Land south of 89-94 Canons Gate	0.677	<input type="checkbox"/>	<input type="checkbox"/>	
178	Ram Gorse Playing field	8.526	<input type="checkbox"/>	<input type="checkbox"/>	
179	Land around Roydon Lea Farm	49.074	<input type="checkbox"/>	<input type="checkbox"/>	
180	Katherines School	0.527	<input type="checkbox"/>	<input type="checkbox"/>	
181	Milwards	1.416	<input type="checkbox"/>	<input type="checkbox"/>	
182	Kingsmoor	2.271	<input type="checkbox"/>	<input type="checkbox"/>	
183	Stewards	5.526	<input type="checkbox"/>	<input type="checkbox"/>	
184	Moorfields	2.049	<input type="checkbox"/>	<input type="checkbox"/>	
185	Longwood	1.489	<input type="checkbox"/>	<input type="checkbox"/>	
186	Commonside	1.055	<input type="checkbox"/>	<input type="checkbox"/>	
187	Latton Green	1.582	<input type="checkbox"/>	<input type="checkbox"/>	
188	Potter St.	1.648	<input type="checkbox"/>	<input type="checkbox"/>	
189	Pear Tree Mead	1.587	<input type="checkbox"/>	<input type="checkbox"/>	
190	Henry Moore	0.716	<input type="checkbox"/>	<input type="checkbox"/>	

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Developable	
191	Church Langley School	0.974	<input type="checkbox"/>	<input type="checkbox"/>	
192	Purford Green	0.886	<input type="checkbox"/>	<input type="checkbox"/>	
193	William Martin	1.039	<input type="checkbox"/>	<input type="checkbox"/>	
194	Harlow Fields	1.11	<input type="checkbox"/>	<input type="checkbox"/>	
195	Passmores	4.701	<input type="checkbox"/>	<input type="checkbox"/>	
196	Abbotsweld	1.404	<input type="checkbox"/>	<input type="checkbox"/>	
197	St. Lukes	0.982	<input type="checkbox"/>	<input type="checkbox"/>	
198	Jerounds	1.427	<input type="checkbox"/>	<input type="checkbox"/>	
199	Hare St. Community	0.769	<input type="checkbox"/>	<input type="checkbox"/>	
200	The Downs	0.6	<input type="checkbox"/>	<input type="checkbox"/>	
201	The Spinney	1.137	<input type="checkbox"/>	<input type="checkbox"/>	
202	Mark Hall	4.059	<input type="checkbox"/>	<input type="checkbox"/>	
203	St Nicholas School	2.896	<input type="checkbox"/>	<input type="checkbox"/>	
204	Churchgate	1.117	<input type="checkbox"/>	<input type="checkbox"/>	
205	Harlowbury	0.862	<input type="checkbox"/>	<input type="checkbox"/>	
206	Fawbert and Barnard School	0.85	<input type="checkbox"/>	<input type="checkbox"/>	
207	Tanys Dell School	2.217	<input type="checkbox"/>	<input type="checkbox"/>	
208	St. Albans School	0.518	<input type="checkbox"/>	<input type="checkbox"/>	
209	Burnt Mill School	3.373	<input type="checkbox"/>	<input type="checkbox"/>	
210	St Marks School	2.141	<input type="checkbox"/>	<input type="checkbox"/>	
211	Broadfields	0.757	<input type="checkbox"/>	<input type="checkbox"/>	
212	Little Parndon	1.101	<input type="checkbox"/>	<input type="checkbox"/>	
213	Town Park - west of Spurriers	9.816	<input type="checkbox"/>	<input type="checkbox"/>	
214	Town Park - east of School Lane	7.884	<input type="checkbox"/>	<input type="checkbox"/>	

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Developable	
215	Town Park - northwest of Jim Desormeaux Bungalows	3.345	<input type="checkbox"/>	<input type="checkbox"/>	
216	Town Park - north of Edinburgh Way	1.09	<input type="checkbox"/>	<input type="checkbox"/>	
217	Allotment - Felmongers	1.79	<input type="checkbox"/>	<input type="checkbox"/>	
218	Allotment- Fullers Mead	0.264	<input type="checkbox"/>	<input type="checkbox"/>	
219	Allotment - Commonfields	0.565	<input type="checkbox"/>	<input type="checkbox"/>	
220	Allotment- Tany's Dell	0.448	<input type="checkbox"/>	<input type="checkbox"/>	
221	Allotment - Glebelands	0.809	<input type="checkbox"/>	<input type="checkbox"/>	
222	Allotment - Canons Brook	0.502	<input type="checkbox"/>	<input type="checkbox"/>	
223	Allotment - Canons Gate	0.202	<input type="checkbox"/>	<input type="checkbox"/>	
224	Allotment - Chippingfield	1.172	<input type="checkbox"/>	<input type="checkbox"/>	
225	Allotment - The Dashes	0.27	<input type="checkbox"/>	<input type="checkbox"/>	
226	Allotment - Foldcroft	0.607	<input type="checkbox"/>	<input type="checkbox"/>	
227	Allotment - Izzards	1.095	<input type="checkbox"/>	<input type="checkbox"/>	
228	Allotment - Linford End	1.199	<input type="checkbox"/>	<input type="checkbox"/>	
229	Allotment - Long Ley	1.744	<input type="checkbox"/>	<input type="checkbox"/>	
230	Allotment - Manor Hatch	0.621	<input type="checkbox"/>	<input type="checkbox"/>	
231	Allotment - Rushes Mead	0.393	<input type="checkbox"/>	<input type="checkbox"/>	
232	Allotment - Stackfield	0.899	<input type="checkbox"/>	<input type="checkbox"/>	
233	Allotment - Sylvesters	0.868	<input type="checkbox"/>	<input type="checkbox"/>	
234	Allotment - The Oxleys	0.038	<input type="checkbox"/>	<input type="checkbox"/>	
235	Allotment - Upper Stonyfield	0.233	<input type="checkbox"/>	<input type="checkbox"/>	
236	Allotment - Vicarage Wood	0.317	<input type="checkbox"/>	<input type="checkbox"/>	
237	Allotment - Greygoose Park 1	0.685	<input type="checkbox"/>	<input type="checkbox"/>	
238	Allotment - Greygoose Park 2	0.523	<input type="checkbox"/>	<input type="checkbox"/>	

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Developable	
239	Gardens to the rear of 161-173,45a-63,101-107 Fullers Mead	0.226	<input type="checkbox"/>	<input type="checkbox"/>	
240	Allotment - Willowfield	0.658	<input type="checkbox"/>	<input type="checkbox"/>	
241	Land northwest of Kingsland	1.142	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	41
242	Land north of Gravelpit Springs and Latton Farm	7.559	<input type="checkbox"/>	<input type="checkbox"/>	
243	Land east of 62-68 Herons Wood & south 49-50 Herons Wood	0.476	<input type="checkbox"/>	<input type="checkbox"/>	
244	Land to the rear of Queens Head PH Churchgate St.	0.189	<input type="checkbox"/>	<input type="checkbox"/>	
245	Playground & land between Little Pynchons and Pear Tree Mead	0.533	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12
246	Gardens to the rear of 46-52 Collins Meadow	0.39	<input type="checkbox"/>	<input type="checkbox"/>	
247	Land east of Goldings Farm	1.606	<input type="checkbox"/>	<input type="checkbox"/>	58
248	2-40 Dudley Terrace	0.783	<input type="checkbox"/>	<input type="checkbox"/>	
249	Burnside Terrace	0.529	<input type="checkbox"/>	<input type="checkbox"/>	
250	Land east of 47-53 Jerounds	0.291	<input type="checkbox"/>	<input type="checkbox"/>	
251	Playground west of 93-100 Jocelyns	0.393	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12
252	Land and gardens 7-10 Kingsmoor Rd.	0.11	<input type="checkbox"/>	<input type="checkbox"/>	
253	Land east of Larkswood	0.6	<input type="checkbox"/>	<input type="checkbox"/>	
254	Land north of 5 & 14 Morningtons	0.291	<input type="checkbox"/>	<input type="checkbox"/>	
255	Land north of Little Pynchons and Pear Tree Mead	1.269	<input type="checkbox"/>	<input type="checkbox"/>	25
256	BLANK	0	<input type="checkbox"/>	<input type="checkbox"/>	
257	Playground south of 145-150 Little Brays	0.198	<input type="checkbox"/>	<input type="checkbox"/>	3
258	Land west of Goldings Farm	0.724	<input type="checkbox"/>	<input type="checkbox"/>	
259	BLANK	0	<input type="checkbox"/>	<input type="checkbox"/>	
260	Land at junction Kingsmoor Rd/Southern Way	0.518	<input type="checkbox"/>	<input type="checkbox"/>	
261	Playing Field east of Latton Green	1.01	<input type="checkbox"/>	<input type="checkbox"/>	36
262	Allotment Riddings lane	0.851	<input type="checkbox"/>	<input type="checkbox"/>	

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Assessment Developable	
263	Play area west of the Hill	1.052	<input type="checkbox"/>	<input type="checkbox"/>	17
264	Playground west of Stilecroft	0.329	<input type="checkbox"/>	<input type="checkbox"/>	
265	Land off Three Horseshoes Rd.	1.137	<input type="checkbox"/>	<input type="checkbox"/>	
266	Sherards House and adjacent land	0.471	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15
267	Land southwest of 120 Churchfield	0.111	<input type="checkbox"/>	<input type="checkbox"/>	
268	Rear gardens of 19-24 Cock Green	0.402	<input type="checkbox"/>	<input type="checkbox"/>	
269	Crabbe Farm	0.264	<input type="checkbox"/>	<input type="checkbox"/>	
270	Land to rear of 42-59 Old Rd.	1.042	<input type="checkbox"/>	<input type="checkbox"/>	
271	Land west 21-32 Hawkenbury	1.561	<input type="checkbox"/>	<input type="checkbox"/>	
272	Hillside Potter St.	1.721	<input type="checkbox"/>	<input type="checkbox"/>	
273	Land between 20 & 54 Orchard Croft	0.044	<input type="checkbox"/>	<input type="checkbox"/>	
274	Land between Paringdon Rd. & Parndon Wood Rd.	0.321	<input type="checkbox"/>	<input type="checkbox"/>	
275	Land to rear of The Friars	0.156	<input type="checkbox"/>	<input type="checkbox"/>	
276	Phase 2 New Hall	26.111	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	750
277	Gateway Scheme (was Harlow Sports Centre)	11.433	<input type="checkbox"/>	<input type="checkbox"/>	
278	Ram Gorse Playing field	3.727	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	112
279	Former Harlow Swimming Pool	1.219	<input type="checkbox"/>	<input type="checkbox"/>	
280	Marshgate Farm	0.388	<input type="checkbox"/>	<input type="checkbox"/>	
281	Phase 3 New Hall East	16.245	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	737
282	Phase 3 New Hall West	18.361	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	813
283	Adams House The High	0.12	<input type="checkbox"/>	<input type="checkbox"/>	
284	1 & 1a Walfords Close	0.079	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12
285	Land south of Mulberry Green Gardens	0.284	<input type="checkbox"/>	<input type="checkbox"/>	
286	Block bounded by Broad Walk/East Walk/Terminus St.	0.229	<input type="checkbox"/>	<input type="checkbox"/>	

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Developable	
287	Westgate House and MS carpark	0.685	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	170
288	Land at junction of Cambridge Rd./Old Rd.	0.177	<input type="checkbox"/>	<input type="checkbox"/>	
289	Land at junction Southern Way/Abercrombie Way	1.248	<input type="checkbox"/>	<input type="checkbox"/>	
290	Land at Markhall Wood west of Pennymead	1.307	<input type="checkbox"/>	<input type="checkbox"/>	
291	BLANK	0	<input type="checkbox"/>	<input type="checkbox"/>	
292	Land north of Jocelyns off Station Rd.	1.89	<input type="checkbox"/>	<input type="checkbox"/>	
293	Land between Athena Estate (Edinburgh Way) and A414	3.066	<input type="checkbox"/>	<input type="checkbox"/>	
294	Land between Hull Grove and Archers	1.012	<input type="checkbox"/>	<input type="checkbox"/>	
295	BLANK		<input type="checkbox"/>	<input type="checkbox"/>	
296	Land to the rear of Cotswold Mulberry Green	0.127	<input type="checkbox"/>	<input type="checkbox"/>	
297	Playground adjacent to Partridge Day Centre (Barn Mead)	0.079	<input type="checkbox"/>	<input type="checkbox"/>	
298	Garden to rear of Tye Cottage (Tye Green Village)	0.147	<input type="checkbox"/>	<input type="checkbox"/>	
299	Garage block between 63 & 86 Primrose Field	0.041	<input type="checkbox"/>	<input type="checkbox"/>	
300	Staple Tye	0.932	<input type="checkbox"/>	<input type="checkbox"/>	
301	Coppice Hatch and garages	0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16
302	Allotments west of Dudley Terrace	0.552	<input type="checkbox"/>	<input type="checkbox"/>	
303	Club House and car park south of Clifton Hatch	0.274	<input type="checkbox"/>	<input type="checkbox"/>	8
304	Garages and land north of Great Leylands south of Highfield	1.491	<input type="checkbox"/>	<input type="checkbox"/>	
305	Brays Mead allotments	0.576	<input type="checkbox"/>	<input type="checkbox"/>	
306	Allotments east of Stewards	0.432	<input type="checkbox"/>	<input type="checkbox"/>	
307	Garage blocks north of 71 & 91 Glebelands	0.18	<input type="checkbox"/>	<input type="checkbox"/>	
308	Former car showroom junction Howard Way/First Ave	0.406	<input type="checkbox"/>	<input type="checkbox"/>	
309	Allotments between Parsonage Leys and Arkwrights	0.394	<input type="checkbox"/>	<input type="checkbox"/>	
310	Allotments north of Ram Gorse	0.668	<input type="checkbox"/>	<input type="checkbox"/>	

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Developable	
311	Land north of Ram Gorse	0.892	<input type="checkbox"/>	<input type="checkbox"/>	
312	Caravan Site Flex Meadow	0.942	<input type="checkbox"/>	<input type="checkbox"/>	
313	Allotment off Mill Lane	0.63	<input type="checkbox"/>	<input type="checkbox"/>	
314	Pypers Hatch	0.186	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10
315	Telephone Exchange Fifth Ave.	0.351	<input type="checkbox"/>	<input type="checkbox"/>	
316	Aneurin Bevan Centre	0.109	<input type="checkbox"/>	<input type="checkbox"/>	
317	Garage block north of Gothic Hse. London Rd.	0.013	<input type="checkbox"/>	<input type="checkbox"/>	
318	Former garage site north of Churchfield	0.166	<input type="checkbox"/>	<input type="checkbox"/>	
319	Allotments junction Commons Rd./Fern Hill Lane	1.235	<input type="checkbox"/>	<input type="checkbox"/>	
320	Allotments north of Stile Croft	0.203	<input type="checkbox"/>	<input type="checkbox"/>	
321	Playground off Mill Lane	0.595	<input type="checkbox"/>	<input type="checkbox"/>	
322	Allotment off Mill Lane	0.301	<input type="checkbox"/>	<input type="checkbox"/>	
323	Garage block between 30 & 31 Long Ley	0.114	<input type="checkbox"/>	<input type="checkbox"/>	
324	Garage block north of Westfield	0.161	<input type="checkbox"/>	<input type="checkbox"/>	
325	Scout hut junction School Lane/First Ave.	0.497	<input type="checkbox"/>	<input type="checkbox"/>	15
326	Garage Block south of Great Plumtree	0.132	<input type="checkbox"/>	<input type="checkbox"/>	
327	Garage block south east of Fesants Croft	0.214	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7
328	Land off Old Hall Rise Church Langley	0.408	<input type="checkbox"/>	<input type="checkbox"/>	2
329	Garage block west of 287-290 Ladyshot	0.063	<input type="checkbox"/>	<input type="checkbox"/>	
330	Garage block east of 190-194 Pittmans Field	0.085	<input type="checkbox"/>	<input type="checkbox"/>	
331	Garage block adjacent to Pennymead Tower	0.098	<input type="checkbox"/>	<input type="checkbox"/>	
332	Garage block south of Sewell Harris Close	0.133	<input type="checkbox"/>	<input type="checkbox"/>	
333	Garage block south of 48-53 Rushes Mead	0.084	<input type="checkbox"/>	<input type="checkbox"/>	
334	Garage block adjacent to Tendring Mews	0.072	<input type="checkbox"/>	<input type="checkbox"/>	



SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Developable	
335	Wayside Farm and adjacent land	1.298	<input type="checkbox"/>	<input type="checkbox"/>	
336	Garage block south of 84-97 Barn Mead	0.206	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6
337	Garage block north of 45-50 Pear Tree Mead	0.055	<input type="checkbox"/>	<input type="checkbox"/>	
338	Electricity sub stations south of Barn Mead	0.176	<input type="checkbox"/>	<input type="checkbox"/>	
339	Gardens to the rear of 28-38 Mulberry Green	0.602	<input type="checkbox"/>	<input type="checkbox"/>	
340	Land north of Rye Hill reservoir	3.425	<input type="checkbox"/>	<input type="checkbox"/>	
341	Mobility House (The High)	0.017	<input type="checkbox"/>	<input type="checkbox"/>	
342	Car showroom Potter Street	0.275	<input type="checkbox"/>	<input type="checkbox"/>	
343	Land east of 144-154 Fennells	0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	23
344	Land at Yorkes Tye Green Village	0.211	<input type="checkbox"/>	<input type="checkbox"/>	
345	Care Centre east of Barn Mead	0.712	<input type="checkbox"/>	<input type="checkbox"/>	
346	Rear gardens of 247-250 Felmongers	0.619	<input type="checkbox"/>	<input type="checkbox"/>	
347	Land associated with Hestor House and Hester Mews	0.459	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15
348	Allotments north of 1-6 Carters Mead	0.063	<input type="checkbox"/>	<input type="checkbox"/>	
349	Road Safety training ground	1.987	<input type="checkbox"/>	<input type="checkbox"/>	
350	Car park Kitson Way	0.066	<input type="checkbox"/>	<input type="checkbox"/>	
351	Post Office and yard Post Office Road	0.317	<input type="checkbox"/>	<input type="checkbox"/>	
352	Maunds Hatch and Hall	0.293	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10
353	Land north of former Nortel Laboratories	9.883	<input type="checkbox"/>	<input type="checkbox"/>	230
354	Skins Farm leisure plots	0.53	<input type="checkbox"/>	<input type="checkbox"/>	
355	Land to the East of East End farm	2.277	<input type="checkbox"/>	<input type="checkbox"/>	
356	land East of Broomfield	2.028	<input type="checkbox"/>	<input type="checkbox"/>	
357	Land South of Parkhill	2.43	<input type="checkbox"/>	<input type="checkbox"/>	
358	BLANK		<input type="checkbox"/>	<input type="checkbox"/>	

SA Number	Site Name	Size (ha)	Assessment		Assessed Capacity
			Deliverable	Developable	
359	Burgoyne Hatch	0.183	<input type="checkbox"/>	<input type="checkbox"/>	5
360	Cawley Hatch	0.278	<input type="checkbox"/>	<input type="checkbox"/>	
361	Summers Hatch	0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
362	Ward Hatch	0.104	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4
363	Mill Hatch	0.182	<input type="checkbox"/>	<input type="checkbox"/>	
364	Land to the North of Milwards	2.162	<input type="checkbox"/>	<input type="checkbox"/>	
365	Land East of Staple Tye	0.466	<input type="checkbox"/>	<input type="checkbox"/>	
366	Land North of Woodhill	1.965	<input type="checkbox"/>	<input type="checkbox"/>	18
367	Lutheran Church	0.179	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14
368	Land to the north of Nicholsfield Pavilion	2.925	<input type="checkbox"/>	<input type="checkbox"/>	
369	Land at Moor Hall Road	1.719	<input type="checkbox"/>	<input checked="" type="checkbox"/>	45
370	Allotment to the South of Little Brays	0.4	<input type="checkbox"/>	<input type="checkbox"/>	
371	Harolds Grove	3.177	<input type="checkbox"/>	<input type="checkbox"/>	
372	Norman Booth Recreation Centre	1.374	<input type="checkbox"/>	<input type="checkbox"/>	
373	High Street Old Harlow	1.266	<input type="checkbox"/>	<input type="checkbox"/>	
374	Aylets Field; The Briars; Copshall Close; - Known as Priority Estates	17.544	<input type="checkbox"/>	<input checked="" type="checkbox"/>	150
375	Northbrooks Regeneration area (excluding Northbrooks House)	10.562	<input type="checkbox"/>	<input type="checkbox"/>	

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## **Appendix 3 – All Developable Sites: Location Map and Aerial Photograph**

# SA 1 The Angle – 42 Dwellings



# SA 10 Terminus House and Car Park – 100 Dwellings



# SA 13 Education Centre Hodings Road – 14 Dwellings



# SA 14 Purford Green School – 30 Dwellings

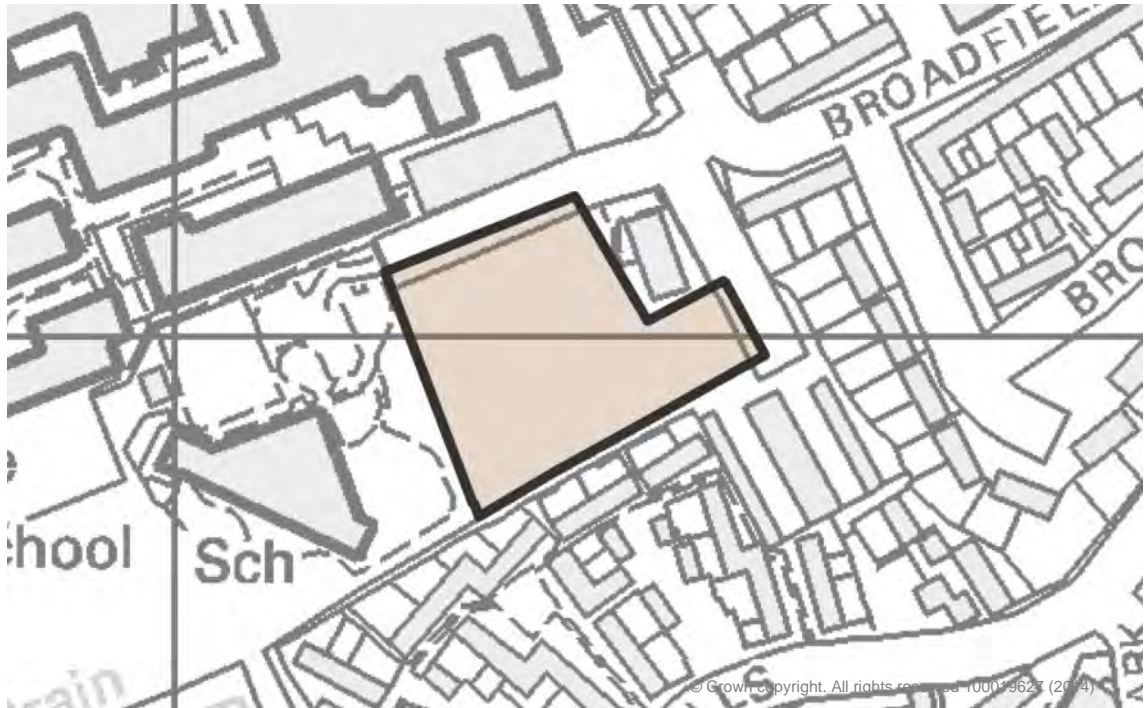


# SA 15 Former Passmores School– 80 Dwellings





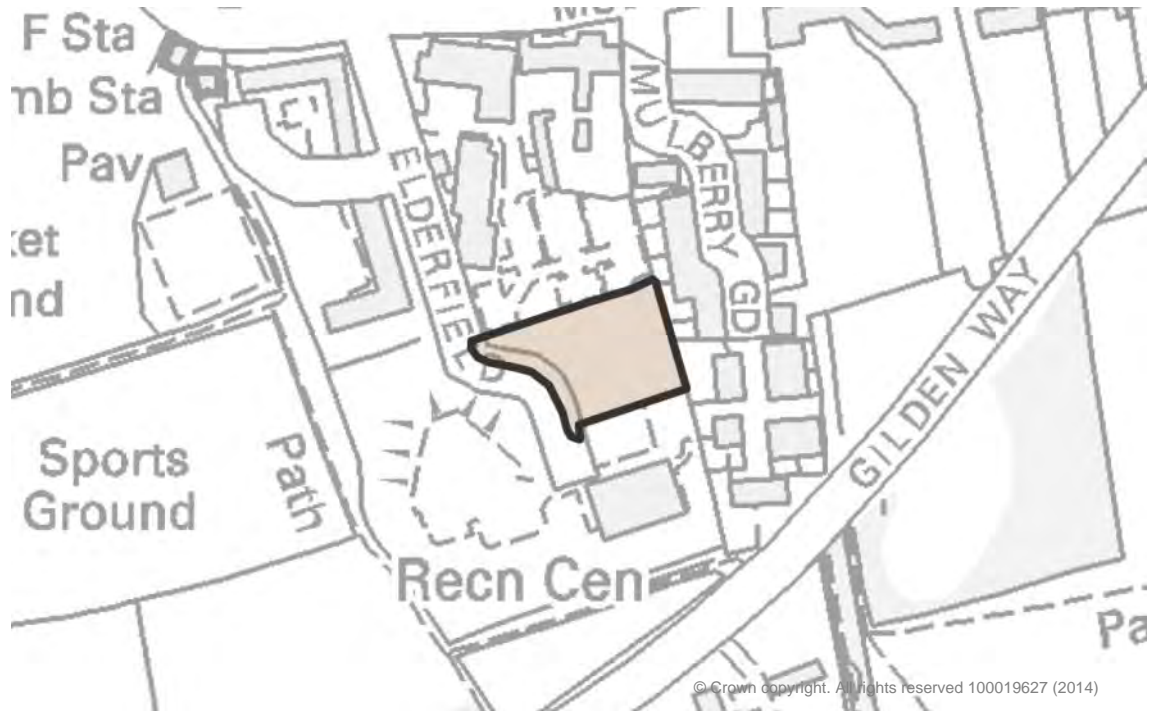
# SA 16 East of the Downs School – 25 Dwellings



# SA 22 Land South of Gildden Way – 67 Dwellings



# SA 23 Former Scout Hut Elderfield – 6 Dwellings



# SA 27 Manor Hatch – 16 Dwellings



# SA 30 Playing Field and land east of Radburn Close south of Clifton Hatch – 69 Dwellings



# SA 31 South of Hawthorns west of Riddings Lane – 35 Dwellings



# SA 33 Land and garages between Bushey Croft and Rushes Mead – 13 Dwellings



# SA 36 Garage blocks adjacent to Nicholls Tower – 11 Dwellings





# SA 38 Elm Hatch and Public House – 10 Dwellings

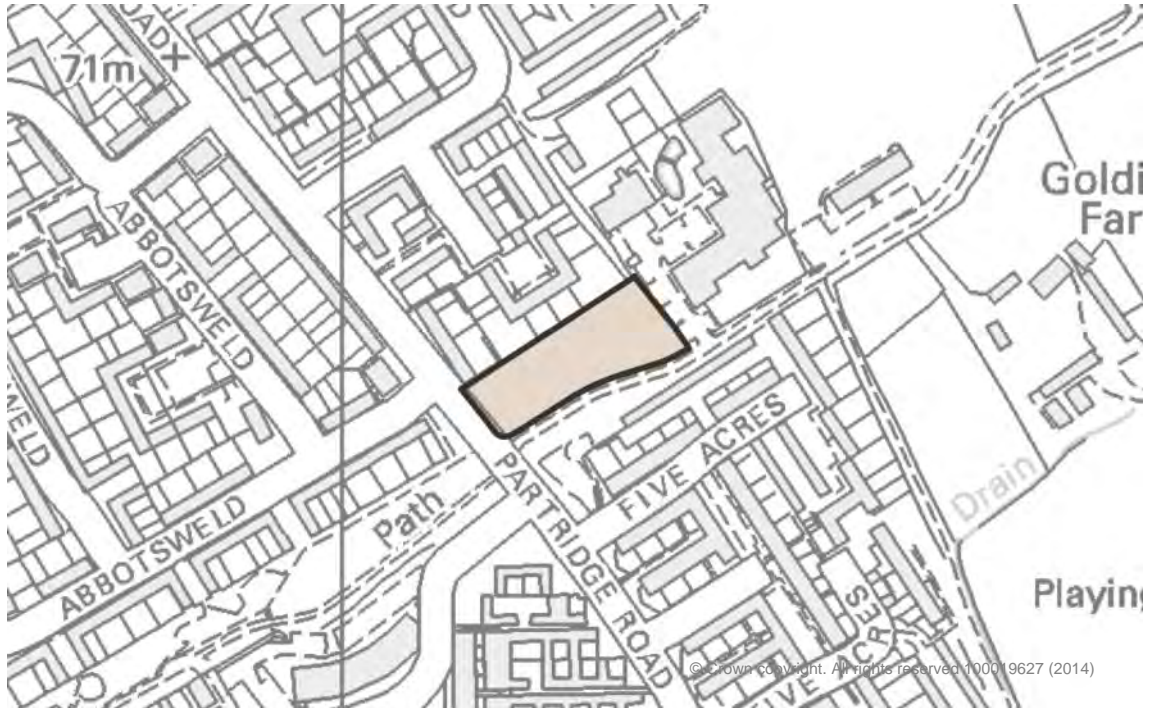


# SA 39 Stewards Farm

## – 10 Dwellings



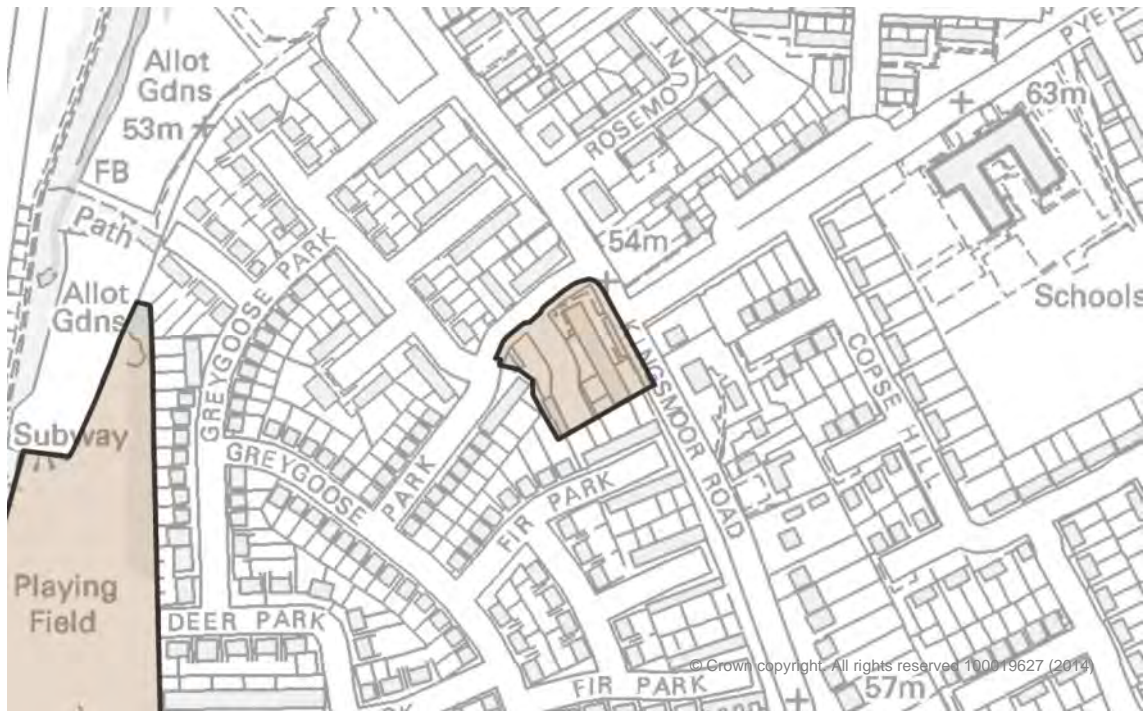
# SA 40 Land between Barn Mead and Five Acres – 10 Dwellings



# SA 44 Kingsmoor House and gardens – 9 Dwellings



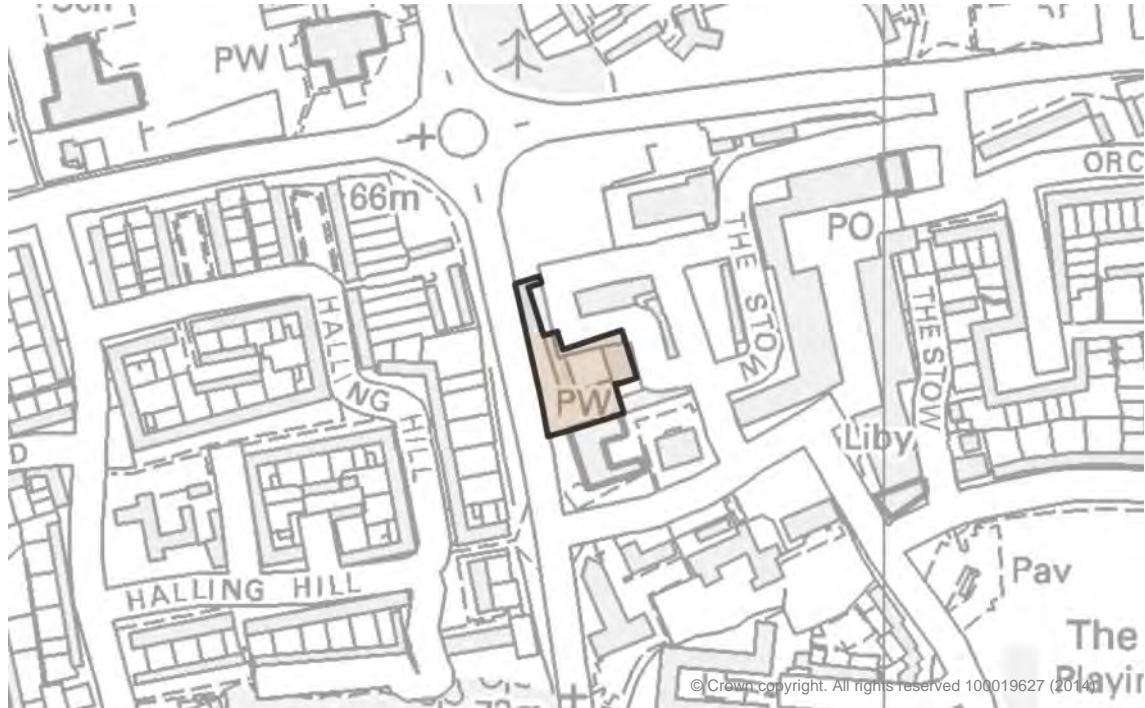
# SA 45 Pollard Hatch plus garages and adjacent land – 20 Dwellings



# SA 46 Katherines Hatch – 10 Dwellings



# SA 48 Service bays rear of The Stow – 8 Dwellings



# SA 52 Garages east of 99-102 Greenhills – 8 Dwellings





# SA 68 Slacksbury Hatch and associated garages

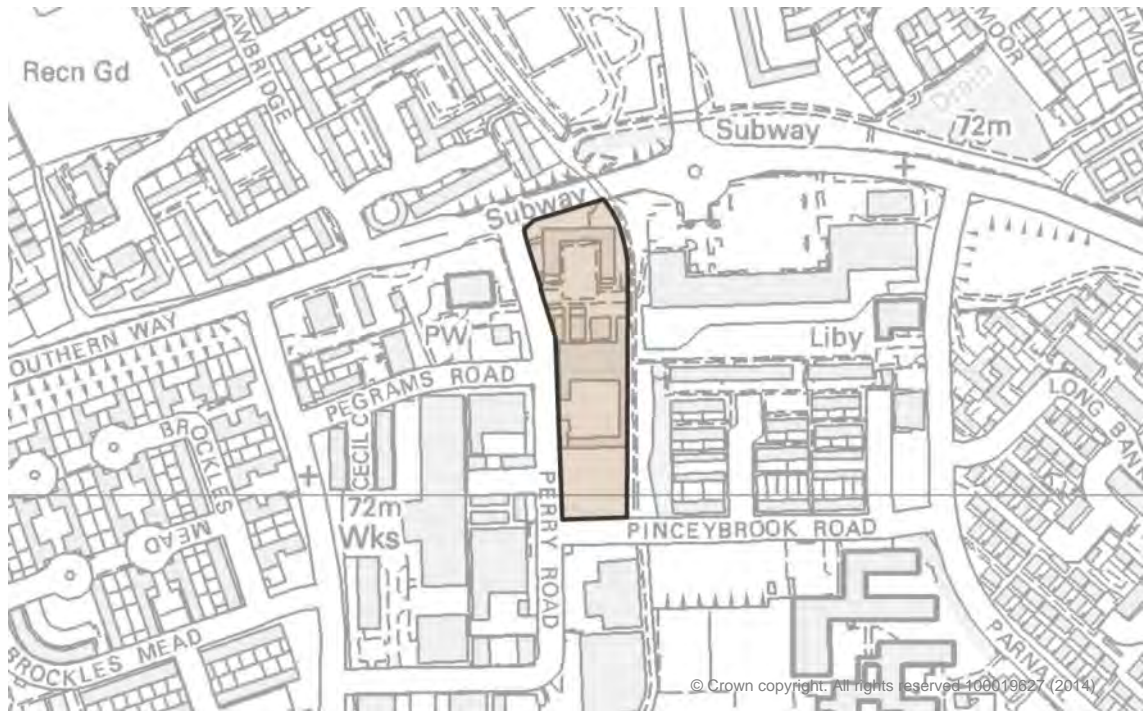
– 10 Dwellings



# SA 70 Garages at Arkwrights – 7 Dwellings



# SA 72 Lister House, Staple Tye Mews, Staple Tye Depot, and The Gateway Nursery – 42 Dwellings



# SA 73 Kingsmoor Recreation Centre – 25 Dwellings

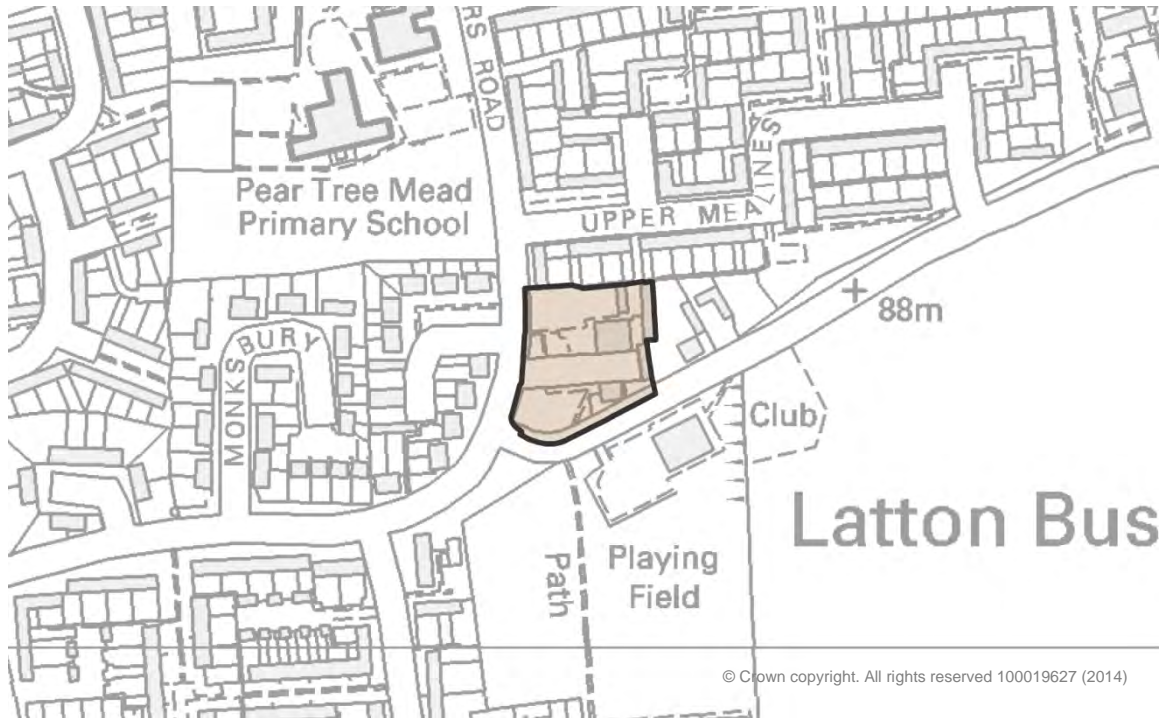


# SA 76 Rectory Lane Playing Field – 70 dwellings

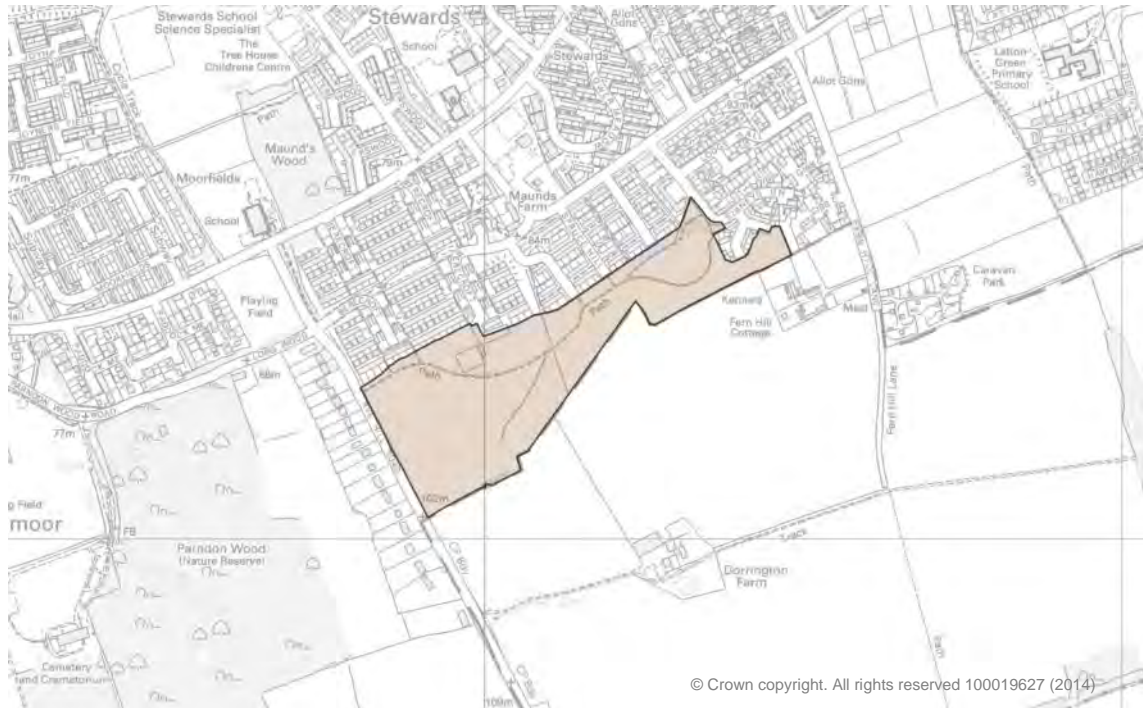


# SA 74 Clifton Hatch

– 28 dwellings



# SA 78 Open Space to the south of Berecroft – 294 Dwellings



# SA 83 Wissants and adjacent playground – 15 Dwellings





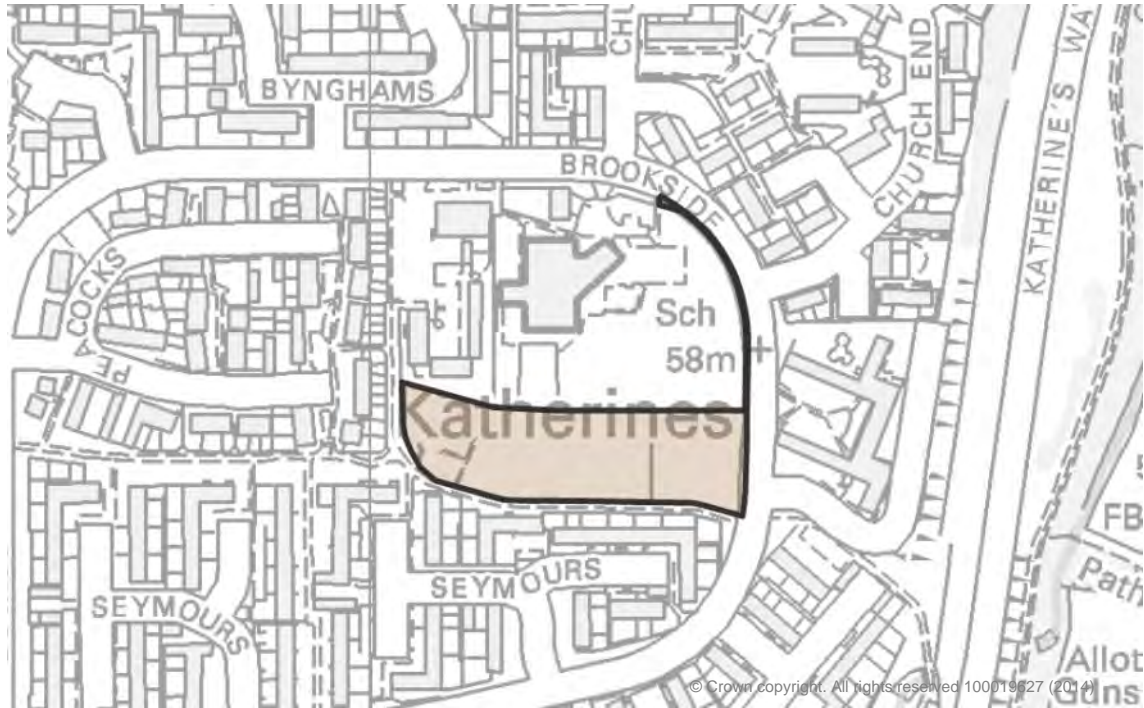
# SA88 Land and Buildings at Wych Elm incorporating bus garage and fire station – 500 Dwellings



# SA 91 Prentice Place – 63 Dwellings



# SA 96 Land Adjacent to Katherines School – 27 Dwellings



# SA98 Fishers Hatch – 10 Dwellings



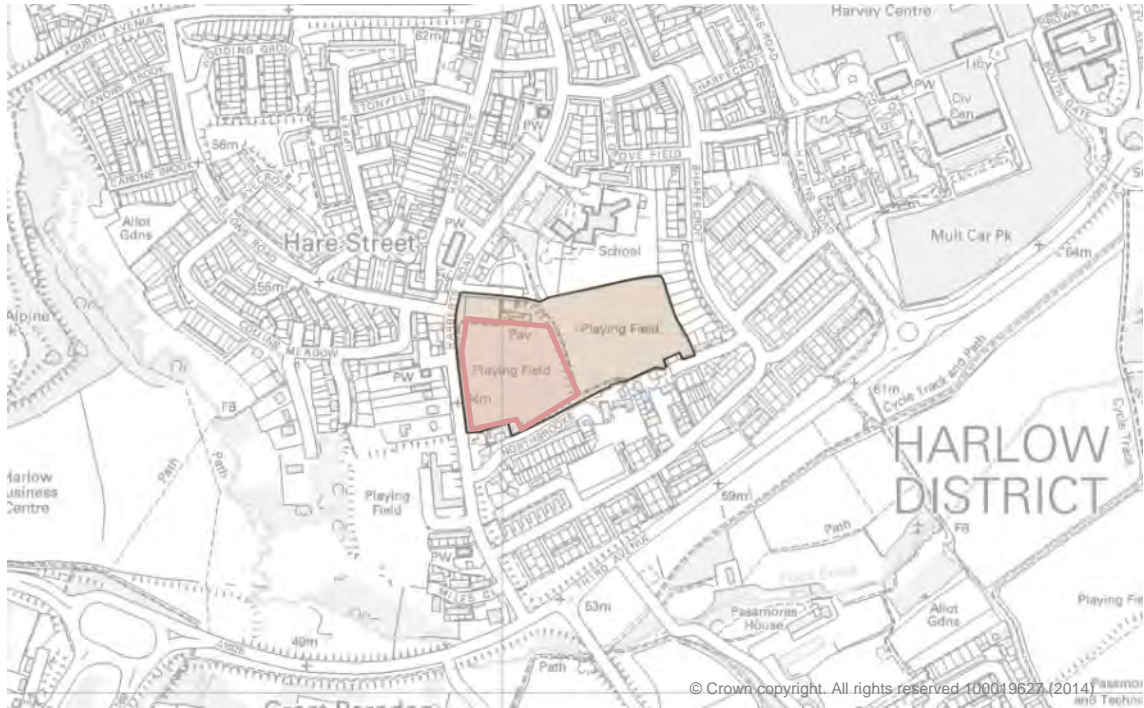
# SA 101 Colt Hatch community centre and adjacent land – 11 Dwellings



# SA 142 Land between Second Ave and St. Andrews Meadow – 16 Dwellings



# SA 161 Northbrooks playing fields – 60 Dwellings

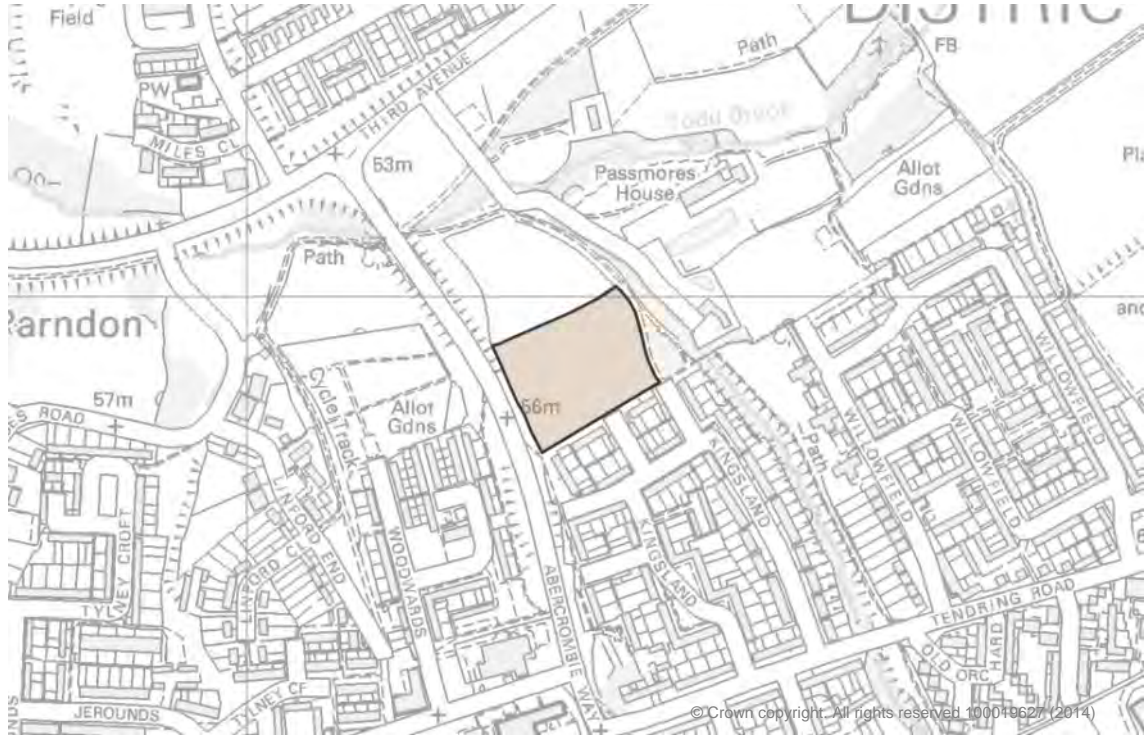


# SA 171 Playing field west of Deer Park – 69 Dwellings





# SA 241 Land northwest of Kingsland – 41 Dwellings



# SA 245 Playground & land between Little Pynchons and Pear Tree Mead – 12 Dwellings



# SA 251 Playground west of 93-100 Jocelyns – 12 Dwellings



# SA 266 Sherards House and adjacent land – 15 Dwellings



# SA 278 Ram Gorse – 112 Dwellings



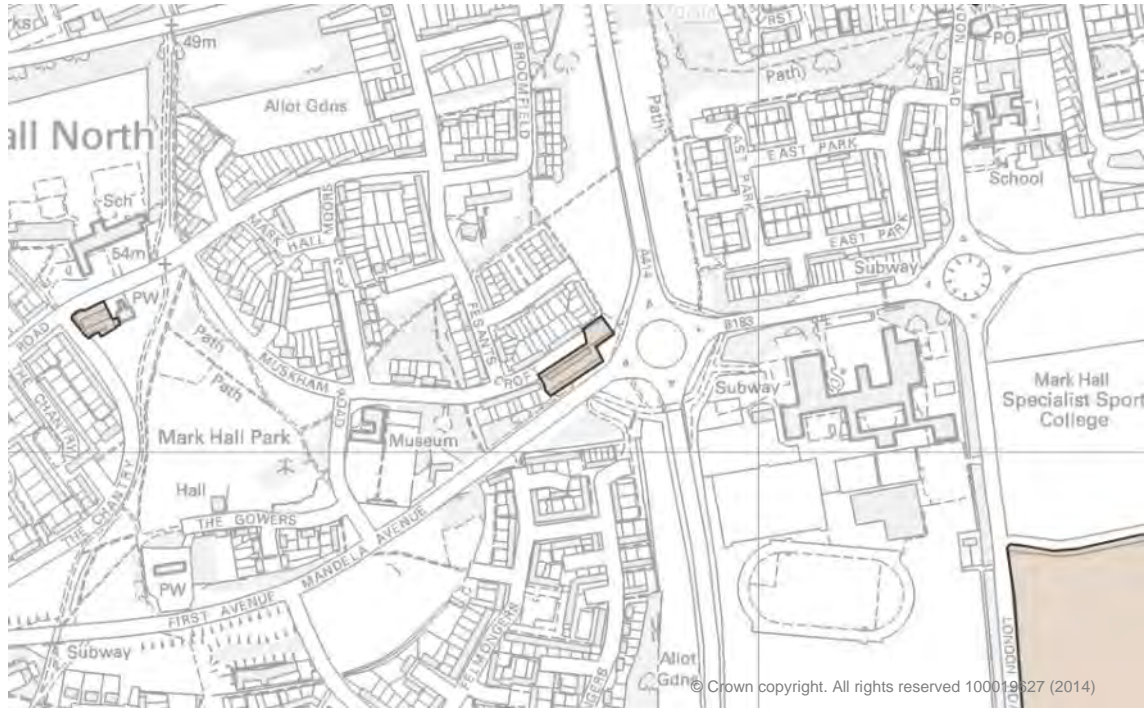
# SA 301 Coppice Hatch and garages – 16 Dwellings



# SA 314 Pypers Hatch – 10 Dwellings

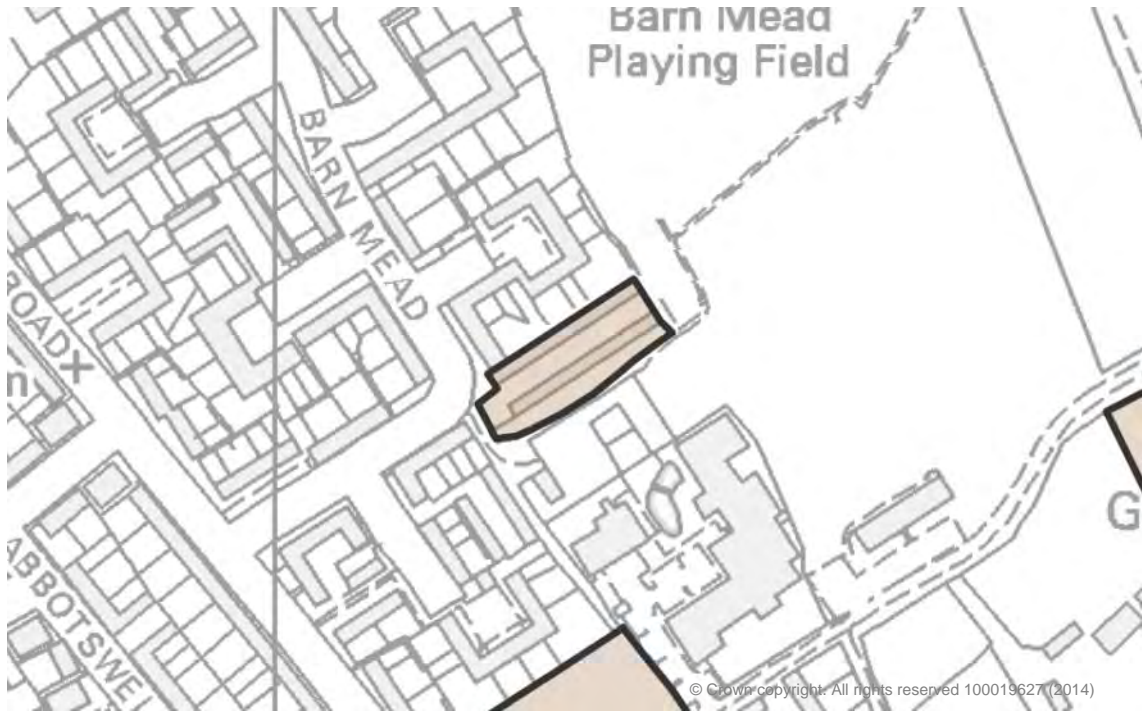


# SA 327 Garage block south east of Fesants Croft 7 Dwellings

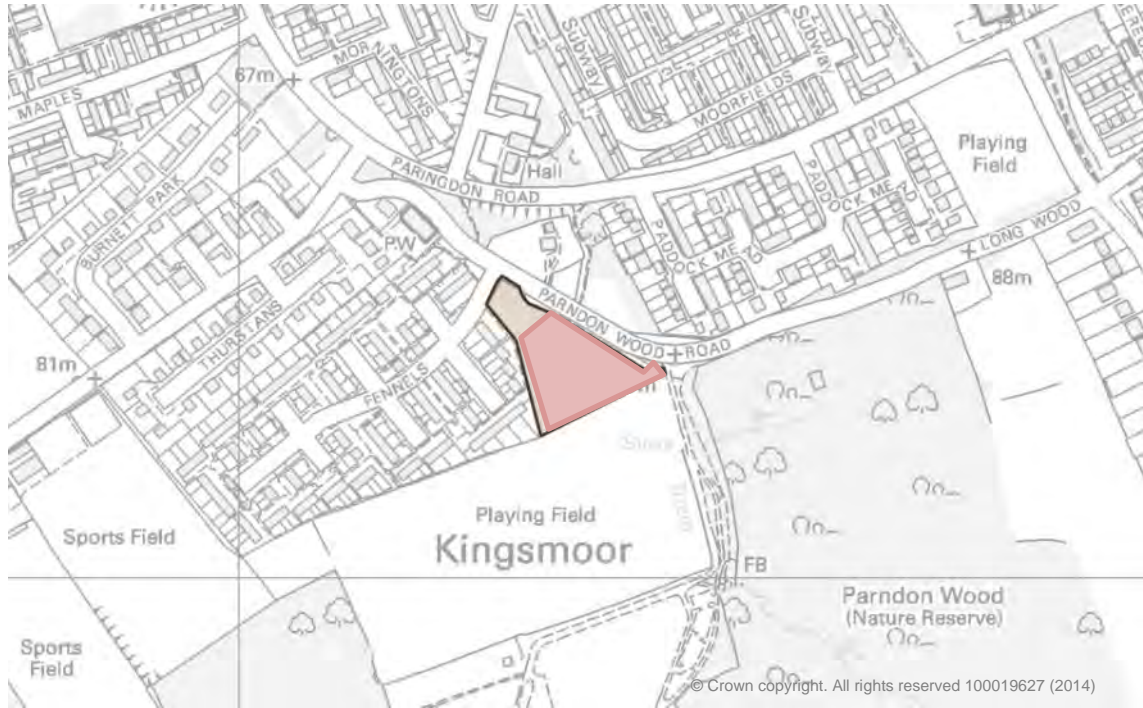




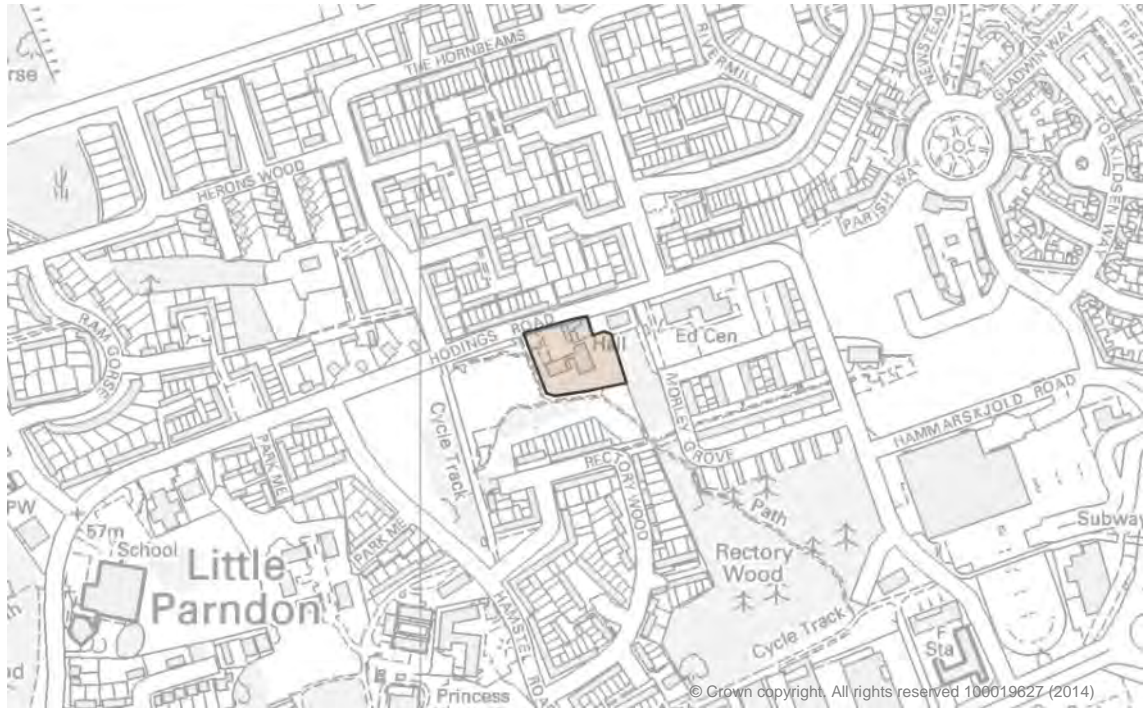
# SA 336 Garage block south of 84-97 Barn Mead – 6 Dwellings



# SA 343 Land east of 144-154 Fennells – 23 Dwellings



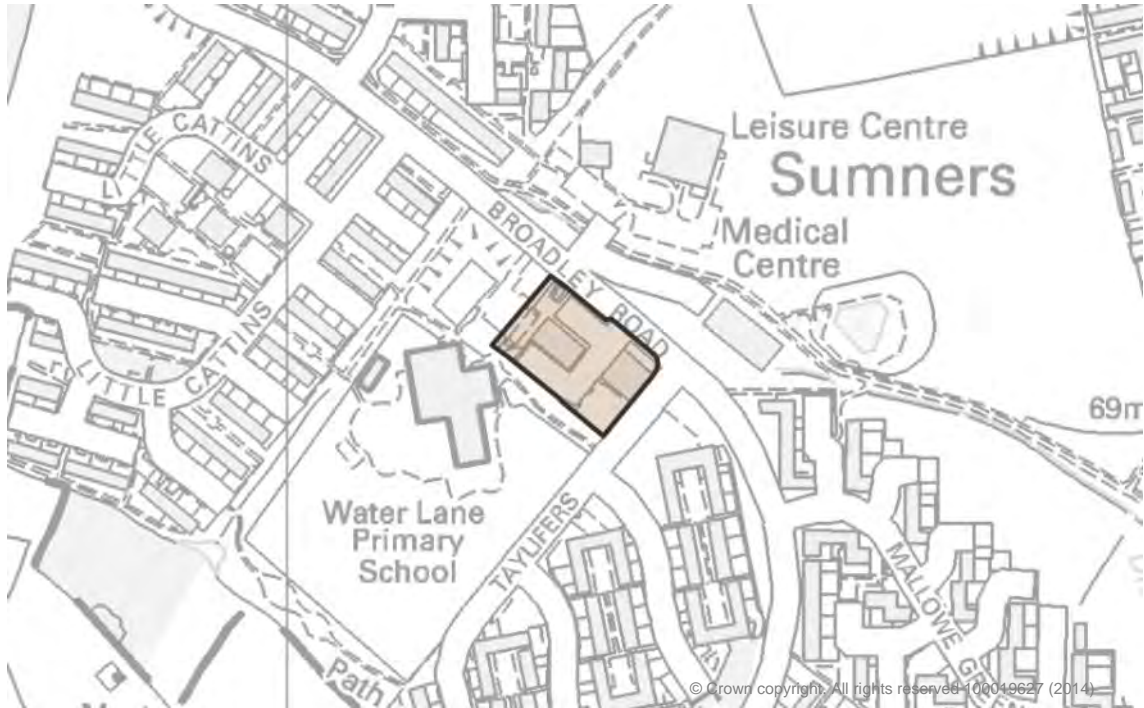
# SA 347 Hestor House and Hester Mews – 15 Dwellings



# SA 352 Maunds Hatch and Hall – 10 Dwellings



# SA 361 Sumners Hatch – 19 Dwellings



# SA 367 Lutheran Church Bush Fair – 14 Dwellings



# SA 374 Priority Estates Area – 150 Dwellings



## **Appendix 4 – Assessment of All Developable Sites**



All Sites - Excluding Non Runners									
SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
1	The Angle	0.33	115	42	The site is potentially suitable for housing, and scores highly on all factors.	Site was put forward as part of the call for sites. The owner has withdrawn an application for 42 flats in the existing vacant building.	With agreement of the site owner the development of this site is achievable.	<input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/> The site is available now, offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.
7	Land North Gildea Way	68.551	98	1100	Site has outline consent on appeal for the overall development of 1100. 875 dwellings are projected to be completed in 5 years.	The site has planning permission. Agents for the developers put the site forward as part of the call for sites.	It is considered that the site is likely to be developed at a particular point in time.	<input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/> The site is available now, offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
10	Terminus House and Car Park	1.068	110	100	The site is potentially suitable for housing, and scores just above average overall.	Site is in private ownership and was put forward as part of the call for sites. However the site has a number of existing uses and users.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.
13	Education Centre Hodings Road	0.662	119	24	The site is potentially suitable for housing, and scores highly on all factors.	Site is in Essex County council ownership. The site was put forward as part of the call for sites. Site is currently in use and as such may not be available at this time.	Demolition of existing building may impact on viability of the site at this time.	<input checked="" type="checkbox"/>	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.
14	Purford Green School	0.957	117	30	Site scores highly overall on all factors. It also scores high on sustainability factors. The site is potentially suitable for housing.	Site is in Essex County council ownership. The site was put forward as part of the call for sites. Site is currently in use and as such may not be available at this time.	Demolition of existing building may impact on viability of the site at this time.	<input checked="" type="checkbox"/>	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Achievable - Why	Assessment Deliverable - Why
15	Former Passmores School	12.557	112	80	The site is potentially suitable for housing, and scores above average. However the sites location in a significant Green Wedge will realistically reduce the developable area to the buildings and hard landscape. The Green Wedge Review recommends that this area of land is removed from the Green Wedge.	Demolition of existing building may impact on viability of the site, although no sitting tenants would help mitigate this.	<input checked="" type="checkbox"/> There is a reasonable prospect that it will be available for, and could be developed at a specific point in time.  <input type="checkbox"/> The developable part of the site would require demolition, and at this time it is not considered deliverable
16	East of the Downs School	0.533	117	25	Site scores highly overall on all factors. It also scores high on sustainability factors. Lapsed Planning Permission for residential.	No known constraints to development.	<input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.  <input checked="" type="checkbox"/> The site is available now, offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
22	Playing field south of Gildden Way	3.447	103	67	The site scores below average overall and below average on sustainability, due mainly to distance to facilities, and highway access. As an open space the site is of high quality but low value. However, planning permission has been granted for major development to the north of this site which will help boost the sustainability of this site.	Site is in council ownership. Site is currently a playing field and as such may not be available at this time. Decisions on future strategy for Open Space in general or this site specifically may determine whether the site remains available.	The development of the site is considered achievable and that there is a reasonable prospect that the site will be developed at a particular point in time during the plan period.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
23	Former Scout Hut Eiderfield	0.208	110	6	The site is potentially suitable for housing, and scores above average. Although its location in Old Harlow reduces its sustainability score slightly.	Site is in council ownership. The site was not put forward as part of the call for sites. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available. The Green Wedge Review recommends that this area of land is removed from the Green Wedge.	With agreement of the site owner the development of this site is achievable, although number of dwellings may be reduced because of the trees on the boundary.	Uncertainty over future strategy for green wedges and open space, the site cannot be considered deliverable.  The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input type="checkbox"/>
27	Manor Hatch	0.217	117	16	Site is Previously Developed Land. The Site scores above average on all factors. Potential impact Garages and Chuch on adjacent land will require some mitigation.	Harlow Council have indicated their wish to develop the site for mixed use immediately.	The site is in the ownership of Harlow DC. There are a number of existing occupiers. The site would have to be demolished and existing uses resited during construction of the mixed uses. Demolition and redevelopment may impact on viability in the short term.	Due to the unencumbered nature of the site it is considered deliverable.  The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.  It is thought that the disposal and development for mixed use is not feasible within 5 years of the adoption of the plan.	<input checked="" type="checkbox"/>

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
30	Playing Field and land east of Radburn Close south of Clifton Hatch	1.917	114	69	Whilst the site scores well above average overall, the sustainability score is just below. However, the site is potentially suitable for housing, and scores highly on all other factors. The site is considered both low value and low quality open space in the open space study.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently used as a playing field. Decisions on future strategy for Open Space in general or this site specifically may determine whether the site remains available.	With agreement of the site owner the development of this site is achievable	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
31	South of Hawthorns west of Riddings Lane	1.561	110	35	The site scores around average, and below average on sustainability. It would form a further development area similar to those approved along Riddings Lane. This site is considered suitable for housing development	Site is in council ownership. The site was not put forward as part of the call for sites. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available. The Green Wedge Review recommends that this area of land is removed from the Green Wedge.	With agreement of the site owner the development of this site is achievable, although dependant on a wider development strategy to bring the site forward due to cost to develop the highway access.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
								Uncertainty over future strategy for green wedges and open space, the site cannot be considered deliverable.	<input type="checkbox"/>
								It is thought that the development for housing is not feasible within 5 years of the adoption of the plan as the overall housing strategy for the town has yet to be finalised, and may impact on this area specifically.	<input type="checkbox"/>

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Achievable Availability	Assessment Developable - Why	Assessment Deliverable - Why
33	Land and garages between Bushey Croft and Rushes Mead	0.647	117	13	The site is potentially suitable for housing, and scores above average. The site is considered low value and high quality open space.	Site is in Council ownership and was put forward as part of the call for sites. However the site has a number of existing garages and users on part of the site	Demolition of existing garages may impact on viability of the site, although the site could be brought forward without the garages.	<p><input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.</p> <p><input checked="" type="checkbox"/> The site offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.</p>
36	Garage blocks adjacent to Nicholls Tower	0.34	112	11	The site is potentially suitable for housing, and scores above average. It scores just below average for sustainability factors. There are a number of mature trees on site which should be retained, but will reduce the developable area.	Site is in Council ownership and was put forward as part of the call for sites. It is understood that the garages on the site are vacant.	Demolition of existing substantial garage blocks may impact on viability of the site, although no sitting tenants would help mitigate this. Developable area due to trees may reduce dwelling number below the threshold	<p><input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.</p> <p><input type="checkbox"/> It is thought that the disposal and development for mixed use is not feasible within 5 years of the adoption of the plan.</p>
38	Elm Hatch and Public House	0.199	113	10	The site is potentially suitable for housing, and scores above average..	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently a viable shopping hatch and as such may not be available at this time. Decisions on future strategy for redevelopment of hatches in general or this site specifically may determine whether the site remains available.	The site is in the ownership of Harlow DC. There are a number of existing occupiers. The site would have to be redeveloped and existing uses resited during construction of the mixed uses. Demolition and redevelopment may impact on viability in the short term.	<p><input checked="" type="checkbox"/> Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.</p> <p><input checked="" type="checkbox"/> It is thought that the disposal and development for mixed use is feasible within 5 years of the adoption of the plan.</p>

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
39	Stewards Farm	0.497	116	10	The site is potentially suitable for housing, and scores above average. Although developable area is reduced due to existing farm house and other buildings. Existing farm buildings could be incorporate into any new development	Site is in Council ownership and was put forward as part of the call for sites. However the site has an existing use and occupier	Demolition of existing buildings or their reuse may impact on viability of the site.	<input checked="" type="checkbox"/> It is considered that the issues can be overcome. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/> Assessment Deliverable - Why
40	Land between Barn Mead and Five Acres	0.323	117	10	The site is potentially suitable for housing, and scores above average.	Site is in Council ownership and was put forward as part of the call for sites. Decisions on future strategy for Open Space in general or this site specifically may determine whether the site remains available.	The site is in the ownership of Harlow DC, which has expressed a desire to develop the land. There are no known physical constraints that would affect the viability of the site.	<input checked="" type="checkbox"/> Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/> The site is available now, offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
44	Kingsmoor House and gardens	1.11	109	9	The site score is reduced somewhat by the fact that the house is listed and the grounds contain a number of preserved trees. The house does have planning permission to be converted to 9 flats (recently renewed). The grounds however extensive tree cover and are integral to the setting of the listed building	Vacant building. Council has made positive moves to bring this site forward for disposal and redevelopment. The site has a current planning consent.	The development of the house is achievable, planning permission has been renewed in 2012. It is considered that development of the grounds of the grounds is unlikely due to costs due to physical constraints.	<input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/> The site is available now, offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.
45	Pollard Hatch plus garages and adjacent land	0.442	109	20	The site scores just below average overall and slightly below average on sustainability, due mainly to distance to bus stop issues, and less than perfect access. A small area of the site is within flood zone 2. However, the site is considered suitable for a mixed use development.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently a viable shopping hatch and as such may not be available at this time. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available.	The site is in the ownership of Harlow DC. There are a number of existing occupiers. The site would have to be redeveloped and existing uses resited during construction of the mixed uses. Demolition and redevelopment may impact on viability in the short term.	<input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.
								<input type="checkbox"/> It is thought that the disposal and development for mixed use is not feasible within 5 years of the adoption of the plan.	



SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
46	Katherines Hatch	0.209	113	10	The site is potentially suitable for housing, and scores above average..	Site is in Council ownership and was put forward as part of the call for sites. However the site has a number of existing uses and users. Decisions on future strategy for redevelopment of hatches in general or this site specifically may determine whether the site remains available.	The site is in the ownership of Harlow DC. There are a number of existing occupiers. The site would have to be redeveloped and existing uses re-sited during construction of the mixed uses. Demolition and redevelopment may impact on viability in the short term.	Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	Assessment Deliverable - Why
48	Service bays rear of The Stow	0.203	110	8	The site is potentially suitable for housing, and scores above average.	Site is in Council ownership and was put forward as part of the call for sites. However the site has a number of existing uses and users	The site is in the ownership of Harlow DC. There are a number of existing occupiers. The site would have to be redeveloped and existing uses re-sited during construction. Demolition and redevelopment may impact on viability in the short term.	Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	It is thought that the disposal and development for mixed use is feasible within 5 years of the adoption of the plan.
52	Garages east of 99-102 Greenhills	0.294	115	8	The site is potentially suitable for housing, and scores above average. The access will require improvement.	Site is in council ownership. The site was put forward as part of the call for sites. Site is currently a garage area although unused.	Demolition of existing garages may impact on viability of the site, although no sitting tenants would help mitigate this. Access to this site may prove a constraint	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	It is thought that the disposal and development for mixed use is not feasible within 5 years of the adoption of the plan.
								The site is available now, offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.	

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
68	Slacksbury Hatch and associated garages	0.244	116	10	The site is potentially suitable for housing, and scores highly on all factors.	Site is in Council ownership and was put forward as part of the call for sites. The site has been subject to site appraisal by Planning for potential redevelopment for flats. Decisions on future strategy for redevelopment of hatches in general or this site specifically may determine whether the site remains available.	With agreement of the site owner the development of this site is achievable.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<p>As part of a scheme to provide housing on Northbrooks playing field this site has been considered for residential/mixed use development.</p> <p>Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.</p> <p>The site offers a suitable location for housing development and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.</p>
70	Garage blocks between 1 and 36 Arkwrights	0.173	117	7	The site is potentially suitable for housing, and scores highly on all factors.	Site is in Council ownership and was put forward as part of the call for sites. Whilst the site has an existing use there is a desire to bring this site forward for development	The development of this site is achievable in the plan period.	<p>As part of a scheme to provide housing on Northbrooks playing field this site has been considered for residential/mixed use development.</p> <p>Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.</p> <p>The site offers a suitable location for housing development and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.</p>	

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
72	Lister House, Staple Tye Mews, Staple Tye Depot, and The Gateway Nursery	0.93	110	42	Part of this site has been identified for redevelopment for residential, linked to the building of a new health centre. The site is potentially suitable for housing, and scores above average overall.	Site is in Council ownership and was put forward as part of the call for sites. However the site has a number of existing uses and users. The Health Centre will be moved to a new facility enabling residential development to go ahead on that part of the site.	The site is in the ownership of Harlow DC. There are existing occupiers. The site would have to be redeveloped and existing uses re-sited during construction of the mixed uses. Demolition and redevelopment is not expected to impact on viability in the short term.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
73	Kingsmoor Recreation Centre	2.358	114	25	The site scores average overall and slightly below average on sustainability, due mainly to distance to bus stop issues, and less than perfect access. However, the site is considered suitable. The site is considered both low value and low quality open space.	Site is in Council ownership and was put forward as part of the call for sites. However the site is currently used as a playing field.	The site is in the ownership of Harlow DC, who have indicated they wish to develop the site.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
								Consent has been granted for the new health centre. The site offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.	<input checked="" type="checkbox"/>
								Uncertainty over future strategy for open space, the site cannot be considered deliverable.	<input type="checkbox"/>

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74	Clifton Hatch area and garages	0.523	118	28	Site scores highly overall on all factors. It also scores high on sustainability factors.	Site is vacant, part of GAF 2 scheme	Shops are closed planning permission granted.	<p><input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.</p> <p><input checked="" type="checkbox"/> The site is available now, offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.</p>	<p><input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.</p>
76	Rectory Field Playing Field	2.423	115	70	The site is potentially suitable for housing, and scores above average. Although it is in use as a playing field. The Open Space study scores it as high value, low quality.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently a playing field and as such may not be available at this time.	It is considered that development of this site is achievable within the lifetime of the Plan	<p><input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.</p> <p><input type="checkbox"/> Uncertainty over future strategy for open space, the site cannot be considered deliverable.</p>	<p><input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.</p>
78	Open Space to the south of Berecroft	9.801	112	294	The site is potentially suitable for housing, and scores just above average overall, although its score under sustainability is slightly low. Capacity on the main highway network may rule this site out for the next five years. As an open space the site is of high quality but low value.	Site is in Council ownership and was put forward as part of the call for sites. Decisions on future strategy for Open Space in general or this site specifically may determine whether the site remains available.	Highway improvements in the area would very likely be required to bring this site forward, and will reduce the viability of this site in the short term.	<p><input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.</p> <p><input type="checkbox"/> It is thought that the disposal and development for residential use is not feasible within 5 years of the adoption of the plan.</p>	<p><input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.</p>

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83	Wissants and adjacent playground	1.031	120	40	Site scores highly overall on all factors. It also scores high on sustainability factors. Currently developed for housing. Part of the site is both high value and high quality open space which may reduce the developable area.	Vacant building. Council has made positive moves to bring this site forward for disposal and redevelopment.	Demolition of existing building may impact on viability of the site, although no sitting tenants would help mitigate this. Existing playground would need to be incorporated within the site or replaced elsewhere.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	The site is available now, offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.
88	Land and Buildings at Wych Elm incorporating bus garage and fire station	3.647963	104	500	The site scores below average overall. This is due to access and topography issues, although it scores above average on sustainability. It is considered that those issues can be overcome and the site is suitable for residential development. Open space on the site meets the required value standard but falls below the required quality standard.	Sites in Council ownership were put forward as part of the call for sites. However the site includes a number of other existing uses and users some of which have expressed an interest in redevelopment.	The site is partially in the ownership of Harlow DC. There are a number of existing occupiers. Demolition and redevelopment may impact on viability in the short term.	It is considered that the issues which reduce this site's score can be overcome. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	It is thought that the disposal and development for mixed use is not feasible within 5 years of the adoption of the plan.
91	Prentice Place	0.564	115	63	Site scores above average overall. The site is currently mixed use including residential.	The site has a lapsed planning permission. Site is in Council ownership and was put forward as part of the call for sites. However the site has a number of existing uses and users	The site is in the ownership of Harlow DC. There are a number of existing occupiers. The site would have to be redeveloped and existing uses re-sited during construction of the mixed uses. Demolition and redevelopment may impact on viability in the short term.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	It is thought that the disposal and development for mixed use is feasible within 5 years of the adoption of the plan.

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
92	Playground adjacent to Brenthall Towers	0.497	115	27	Site scores highly overall on all factors. It also scores high on sustainability factors.	Site is currently under construction	Site is under construction	Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
96	Land Adjacent to Katherines School	0.743	114	27	The site is potentially suitable for housing, and scores above average. The site is considered both low value and low quality open space.	Site is in Council ownership and was put forward as part of the call for sites. Decisions on future strategy for Open Space in general or this site specifically may determine whether the site remains available.	The site is greenfield in a residential area. The owner has a track record of bringing forward sites in its ownership.	Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
98	Fishers Hatch	0.192	115	10	Site scores above average. It also scores high on sustainability factors. Currently developed as a pub and retail hatch.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently a viable shopping hatch and as such may not be available at this time. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available.	The site is in the ownership of Harlow DC. There are a number of existing occupiers. The site would have to be redeveloped and existing uses re-sited during construction of the mixed uses. Demolition and redevelopment may impact on viability in the short term.	The Council wishes to dispose of this site, and as vacant land is likely to be developed within 5 years	<input checked="" type="checkbox"/>
								The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
								It is thought that the disposal and development for mixed use is not feasible within 5 years of the adoption of the plan.	<input type="checkbox"/>

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101	Colt Hatch community centre and adjacent land	0.228	115	11	The site is potentially suitable for housing, and scores highly on all factors.	Site is in Council ownership and was put forward as part of the call for sites. However the site has a number of existing uses and users. Decisions on future strategy for redevelopment of hatches in general or this site specifically may determine whether the site remains available.	The site is in the ownership of Harlow DC. There are a number of existing occupiers. The site would have to be redeveloped and existing uses re-sited during construction of the mixed uses. Demolition and redevelopment may impact on viability in the short term.	<input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.
142	Land between Second Ave and St. Andrews Meadow	1.484	109	16	The site scores just below average overall and above average on sustainability. A below average score on local factors with particular emphasis on road noise and pollution issues. The site is considered both low value and low quality open space. It is considered that part of the site away from the main road is suitable for development this will reduce the site area to around 0.5 ha for 16 dwellings	Site is in council ownership. The site was not put forward as part of the call for sites. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available. The Green Wedge Review recommends that this area of land is removed from the Green Wedge.	With agreement of the site owner the development of this site is achievable	<input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input type="checkbox"/> It is thought that the disposal and development for mixed use is not feasible within 5 years of the adoption of the plan.
								<input checked="" type="checkbox"/> Due to the unencumbered nature of the site it is considered deliverable.	

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
161	Northbrooks playing fields	4.342	118	70	The site is potentially suitable for housing, and scores highly on all factors. The site is both high value and high quality open space which may reduce the developable area.	Site is in council ownership. The site was not put forward as part of the call for sites. Planning has been asked to appraise the site with a view to creating a mixed use development on part of the sites. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available.	With agreement of the site owner the development of this site is achievable.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
171	Playing field west of Deer Park	2.371	110	69	The site has a near average overall score, with an average score for a sustainable location. It has areas of mature trees on the boundary. As an open space the site is of high quality but low value. The site is potentially suitable for housing.	Site is in council ownership. The site was not put forward as part of the call for sites. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available. Site is currently a playing field and in a Green Wedge. The Green Wedge Review recommends that this area of land is removed from the Green Wedge.	With agreement of the site owner the development of this site is achievable	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
241	Land northwest of Kingsland	1.142	111	41	The site has an average score. Access to the site may lead to the loss of a garage area. The site is both high value and high quality open space which may reduce the developable area. On balance it is considered that the site is suitable for residential development.	The Green Wedge Review recommends that this area of land is removed from the Green Wedge.	The site is in the ownership of Harlow DC. With agreement of the site owner the development of this site is achievable	Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
								Uncertainty over future strategy for green wedges and open space, the site cannot be considered deliverable.	<input type="checkbox"/>
								Uncertainty over future strategy for green wedges and open space, the site cannot be considered deliverable.	<input type="checkbox"/>
								Due to the unencumbered nature of the site it is considered deliverable.	<input checked="" type="checkbox"/>



SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
245	Playground & land between Little Pynchons and Pear Tree Mead	0.533	117	12	As an open space the site is of high quality but low value. The site is potentially suitable for housing, and scores highly on all factors.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently a playing field and as such may not be available at this time. The Green Wedge Review recommends that this area of land is removed from the Green Wedge.	With agreement of the site owner the development of this site is achievable	Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
251	Playground west of 93-100 Jocelyns	0.393	111	12	The site is potentially suitable for housing, and scores above average overall. The site is considered both low value and low quality open space.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently a play ground and as such may not be available at this time. The Green Wedge Review recommends that this area of land is removed from the Green Wedge.	With agreement of the site owner the development of this site is achievable	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
266	Sherards House and adjacent land	0.471	116	15	Site was allocated in the RHLP for housing. Overall the site scores above average across the range.	Not put forward as CFS from the Council. Need to ascertain if the site is still in use with sitting tenants. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available.	Previously developed land. Demolition of the House required, site has 7 mobile homes that will require removal.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
								Due to the unencumbered nature of the site it is considered deliverable.	<input checked="" type="checkbox"/>
								Due to the unencumbered nature of the site it is considered deliverable.	<input checked="" type="checkbox"/>
								It is thought that the disposal and development for residential use is not feasible within 5 years of the adoption of the plan	<input type="checkbox"/>

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
276	Phase 2 New Hall	26.111	117	750	Site scores highly overall on all factors. It also scores high on sustainability factors. Note factors have been assessed on the approved Master Plan	Developers are submitting detailed planning applications. The site is the logical and allocated continuation of a major strategic site.	Some dwellings will be completed within five years.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and developed at a specific point in time.	
278	Ram Gorse Playing field	3.727	109	112	Site is allocated in the RHL P for 110 dwellings. Circumstances have not changed significantly that will change the sites suitability.	The site is available, although its development is dependent on the relocation of the rugby club to another site. This issue is being addressed with the relocation site owners to bring about this development.	With agreement of the site owner the development of this site is achievable	The site is available now, offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.	
281	Phase 3 New Hall East	16.245	115	737	Site has outline consent for a Master Plan for overall development.	Planning permission exists.	Upfront infrastructure and capacity of developer, indicates the development is achievable.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and developed at a specific point in time.	Applicants are in discussions with the LPA with a view to submitting a planning application
									around 150 dwellings could be achieved in the 5 year period as the development follows on from phase 1.

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
282	Phase 3 New Hall West	18.361	116	813	Site has outline consent for a Master Plan for overall development.	Extant Planning permission.	Upfront infrastructure and capacity of developer, indicates the development is achievable.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<p>✓</p> <p>around 150 dwellings could be achieved in the 5 year period as the development follows on from phase 1.</p>
284	1 & 1a Walfords Close	0.079	115	12	The site has previously had planning permission for residential development which has expired. A new application has been submitted for 12 flats and has been granted The site scores above average.	The site is moving towards planning consent, there is nothing to indicate that the site is not available. It is the continuation of a successfully completed residential development	Demolition of existing building may impact on viability of the site. This is a continuation of a successful adjacent development. Indicating that the developer can deliver	<p>✓</p> <p>Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.</p>	
287	Westgate House and MS carpark	0.685	109	170	The site has an average score overall, with an above average score for sustainability. Site has planning permission subject to s106 Agreement for 170 flats	Whilst the availability score is below average, there is planning permission for the development which indicates that there is an intention to develop the site.	In spite of the major demolition it is considered that the development is achievable in the plan period.	<p>✓</p> <p>The site offers a suitable location for housing development now and there is reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan.</p>	<p>✓</p> <p>Planning permission for this development has been granted (subject to s106)</p>
								<p>✓</p> <p>Planning permission for this development has been granted (subject to s106)</p>	

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
301	Coppice Hatch and garages	0.34	112	16	The site is potentially suitable for housing, and scores above average.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently a viable shopping hatch and as such may not be available at this time. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available.	The site is in the ownership of Harlow DC. There are a number of existing occupiers. The site would have to be redeveloped and existing uses re-sited during construction of the mixed uses. Demolition and redevelopment may impact on viability in the short term.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
314	Pypers Hatch	0.186	113	10	The site is potentially suitable for housing, and scores above average.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently a viable shopping hatch and as such may not be available at this time. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available.	The site is in the ownership of Harlow DC. There are a number of existing occupiers. The site would have to be redeveloped and existing uses re-sited during construction of the mixed uses. Demolition and redevelopment may impact on viability in the short term.	It is thought that the disposal and development for mixed use is not feasible within 5 years of the adoption of the plan.	<input type="checkbox"/>
327	Garage block south east of Fesants Croft	0.214	108	7	The site is potentially suitable for housing, although it has a slightly below average score overall.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently a garage area and as such may not be available at this time. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available.	Demolition of existing building may impact on viability of the site particularly considering the small number of dwellings which could be achieved. With agreement of the site owner the development of this site is achievable.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
								It is thought that the disposal and development for mixed use is not feasible within 5 years of the adoption of the plan.	<input type="checkbox"/>
								It is thought that the disposal and development for housing is feasible within 5 years.	<input checked="" type="checkbox"/>

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
336	Garage block south of 84-97 Barn Mead	0.206	109	6	The site is potentially suitable for housing, and has an average score.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently a garage area and as such may not be available at this time. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available.	Demolition of existing building may impact on viability of the site particularly considering the small number of dwelling which could be achieved. With agreement of the site owner the development of this site is achievable.	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
343	Land east of 144-154 Fennells	0.81	113	23	The site scores just below average overall and slightly below average sustainability, due mainly to distance to facilities. However, the site is considered suitable for development. As an open space the site is of high quality but low value. The site area is reduced as there is some flooding caused by drainage issues located in the northern corner.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently an open space and as such may not be available at this time. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available.	With agreement of the site owner the development of this site is achievable	The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
347	Land associated with Hestor House and Hester Mews	0.459	117	15	Site scores above average overall on nearly all factors. It also scores high on sustainability factors. Currently developed for flats and partly derelict.	Site is in council ownership. The site was not put forward as part of the call for sites. Some of the buildings are vacant and as such may not be available at this time.	Demolition of existing building may impact on viability of the site, and part of the site is inhabited.	Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
								Uncertainty over future strategy for open space, the site cannot be considered deliverable.	<input type="checkbox"/>
								It is thought that the development for housing is not feasible within 5 years of the adoption of the plan due to an existing use on the site.	<input type="checkbox"/>
								It is thought that the development for housing is not feasible within 5 years of the adoption of the plan due to existing use of the site. Although the site is suitable for housing	<input type="checkbox"/>

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
352	Maunds Hatch and Hall	0.293	116	10	The site is potentially suitable for housing, and scores highly on all factors.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently a viable shopping hatch and as such may not be available at this time. Decisions on future strategy for redevelopment of hatches in general or this site specifically may determine whether the site remains available. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available.	The site is in the ownership of Harlow DC. There are a number of existing occupiers. The site would have to be redeveloped and existing uses re-sited during construction of the mixed uses. Demolition and redevelopment may impact on viability in the short term.	Site scores well overall. The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input checked="" type="checkbox"/>
361	Summers Hatch	0.42	110	19	The site scores just below average overall and below average on other factors, due to access, and potential inclusion in a larger scheme. However, the site is considered suitable for a mixed use development.	Site is in council ownership. The site was not put forward as part of the call for sites. Site is currently a viable shopping hatch and as such may not be available at this time. Discussions with the Council's head of Assets and Facilities has indicated that this site can be considered available.	The site is in the ownership of Harlow DC. There are a number of existing occupiers. The site would have to be redeveloped and existing uses re-sited during construction of the mixed uses. Demolition and redevelopment may impact on viability in the short term. Inclusion in a much larger housing development proposal is likely to make this sites development more	It is thought that the disposal and development for mixed use is not feasible within 5 years of the adoption of the plan.  The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.	<input type="checkbox"/>  <input checked="" type="checkbox"/>
								It is thought that the disposal and development for mixed use is not feasible within 5 years of the adoption of the plan.	<input type="checkbox"/>

SA Number	Site Name	Size (ha)	Total Score	Assessed Capacity	Assessment Suitability	Assessment Availability	Assessment Achievable	Assessment Developable - Why	Assessment Deliverable - Why
367	Lutheran Church	0.179	111	14	Site scores just below average due to the site being in use and the owner intention to develop is not known. Lapsed Planning Permission for residential. It is still considered suitable for residential development.	Planning permission for residential has expired and the site is still in use.	With agreement of the site owner the development of this site is achievable	<input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time. <input type="checkbox"/> The site is in use now, and the owners have not approached the Council to renew the planning permission.	<input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that some of it will be available for and could be developed at a specific point in time. <input type="checkbox"/> It is thought that the disposal and development for regeneration of the area is not feasible within 5 years of the adoption of the plan.
374	Aylets Field; The Briars; Copshall Close; - Known as Priority Estates	17.544	110	150	The site consists the Council's Priority Area for Regeneration. As such there have been a number of studies. Open space within the area is considered both low value and low quality.	The site scores poorly on availability, due in the main to number of different ownerships in the area. However the site is being actively pursued by the Council.	The site is a mixture of council properties and those which are owner occupied. There may be opportunities for smaller areas within the site to be redeveloped, producing a net gain within the lifetime of the plan.	<input checked="" type="checkbox"/> The site is in a suitable location for housing development, and there is a reasonable prospect that some of it will be available for and could be developed at a specific point in time. <input type="checkbox"/> The site is in use now, and the owners have not approached the Council to renew the planning permission.	<input type="checkbox"/> It is thought that the disposal and development for regeneration of the area is not feasible within 5 years of the adoption of the plan.

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## **Appendix 5 – Deliverable Sites**



SA Ref.	Site Name	Dwellings in 5 years
47, 48	New Hall Phase 3	150
7	Land North of Gilden Way	875
NA	New Hall Phase 2	350
287	Westgate House 2 Kitson Way	170
NA	Motorsales Fifth Avenue	102
NA	Gateway (former Sports Centre)	87
NA	New Hall Phase 1	42
NA	Harlow Swimming Pool	19
74	Clifton Hatch	28
92	Redevelopment of Southern Way Playground Site, Southern Way,	27
NA	1 & 1a Walfords Close	12
NA	White House, Linford End.	10
278	Ram Gorse	112
91	Prentice Place Hatch, Prentice Place	63
1	The Angle	42
72	Lister House, Staple Tye Mews, Staple Tye Depot, and The Gateway Nursery	42
241	Land northwest of Kingsland	41
83	Wissants and adjacent playground	40
96	Land Adjacent to Katherines School	27
16	East of the Downs School	25
142	Land between Second Ave and St. Andrews Meadow	16
33	Land and garages between Bushey Croft and Rushes Mead	13
245	Playground & land between Little Pynchons and Pear Tree Mead	12
251	Playground west of 93-100 Jocelyns	12
40	Land between Barn Mead and Five Acres	10
68	Slacksbury Hatch and associated garages	10
44	Kingsmoor House and gardens	9
52	Garages east of 99-102 Greenhills	8
70	Garage blocks between 1 and 36 Arkwrights	7
23	Former Scout Hut Elderfield	6
38	Elm Hatch and Public House	10
46	Katherines Hatch	10
327	Garage block south east of Fesants Croft	7
NA	338 Northbrooks	9
NA	Parndon Hall, Hamstel Road	9
NA	Small Sites below 6 dwellings	75
	<b>NA= Not included in SHLAA</b>	<b>TOTAL</b> 2,487

## **Appendix 6 - Key Stakeholders Consulted on Methodology**

# Key Stakeholders Consulted on Methodology

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## **Strategic Housing Market Assessment Partners including Neighbouring Councils**

Epping Forest District Council  
East Hertfordshire District Council  
Uttlesford District Council  
Broxbourne Borough Council  
Brentwood Borough Council

## **County Councils**

Essex County Council  
Hertfordshire County Council

## **Housing Associations**

Home Group Housing Association  
East Thames Housing Group  
Moat Housing Group  
Swan Housing Association Ltd  
Anchor Trust  
Circle Anglia Housing Group  
Family Mosaic  
Genesis Housing Group  
Springboard Housing Association  
The Housing Corporation

## **Housebuilders/Developers and Planning Agents**

Compiled from Call for Sites submissions. This relates to 17 submissions. In addition all those housebuilders, developers, or planning agents who have expressed to be kept informed on the SHLAA. This equates to 67 consultees. Harlow Council Assets and Facilities section.

## **Other Agencies or official bodies.**

Homes and Communities Agency  
English Heritage  
Environment Agency  
Natural England  
Harlow Civic Society

## **Utility companies operating within the District**

Anglian Water  
British Gas  
Lee Valley Water PLC  
Thames Water  
UK Power Networks  
Veolia Water Central  
National Grid  
British Waterways  
BT Openreach

## **Appendix 7 – Site Assessment Criteria**

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## Site Assessment Criteria

By assessing a site's suitability, achievability, and availability will enable a judgement to be made in the plan making context as to whether a site can be considered deliverable, developable, or not currently developable in order to contribute towards future development needs. To be considered:

- Deliverable – a site is available now, if it offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on site within 5 years from the date of adoption of the plan, and
- Developable - a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

### The Assessment Process

The assessment uses a "traffic light" method (red: amber: green) and a score, which provides a visual reference to help understand the issues/impact/constraints the proposed site may have, which are set out below under four main headings: Major Affects; Local Affects; Community and Social Access; and Other Factors. Each of which has a score to indicate the scale of the affect of the development on the site. The number of 'red' or 'green' scores that occur does not necessarily rule in or out a particular site but indicates how likely its development may be. For example issues/impacts/constraints on a 'red' indicated site may be mitigated, and sites that are contrary to a policy designation cannot automatically be rejected for inclusion (as recommended by Government guidance).

To be considered deliverable, a site should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

Sites with planning permission are considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Sites will be assessed based on the criteria under the various headings below. If a judgement cannot be made on a particular criterion it should be questioned whether the site can be delivered.

### Outcomes

The assessment should indicate if a site could come forward for development. However it will not indicate that the site will be developed. Overall the SHLAA process is about determining if a site could feasibly be developed, not whether it should be. It will be for the Local Plan process to determine through its overall strategy and individual policies whether a site will be allocated for future development. A planning application for a site would be determined in accordance with the local plan, unless material considerations indicate otherwise. **Therefore an assessment which indicates that a site is both deliverable and developable; does not mean its development is inevitable.**

## Criteria

**RED = 1; AMBER = 2; GREEN = 3**

### Suitability

Category	Layers to use / Source of knowledge	Issue / Impact / Constraint	Score	Source/ Comment
Major Affect				
Flood Risk	Floodzone 2 Floodzone 3	Zone 1 : Zone 2 : Zone 3	Zone 3 Higher probability of flooding - RED Zone 2 Neither low or high probability of flooding - AMBER Zone 1 Low probability of	A sequential approach should steer development away from high risk areas

			flooding - GREEN	(Z3). Harlow SFRA and latest EA flood maps
<b>Biodiversity Asset</b>	LP – Site of Special Scientific Interest LP – Tree Preservation Orders	<b>RAMSAR*: NNR*: SAC*: SSSI: Ancient Woodland*: TPO</b>  *not relevant in Harlow	Includes Site – RED Adjacent but may impact – AMBER Not on site / no impact - GREEN	The NPPF gives protection to these assets (para 118)
<b>Historic/Built Environment/Cultural</b>	Listed Buildings LP – Scheduled Ancient Monuments	<b>SAM (Scheduled Ancient Monuments): Historic Park or Garden*: Listed Building</b>  ** only listed historic parks or gardens in Harlow are The Water Gardens and The Gibberd Garden	Includes Site – RED Adjacent but may impact – AMBER Not on site / no impact - GREEN	The NPPF gives protection to these assets (para 132,133)
<b>National Policy</b>	LP – Metropolitan Green Belt	<b>Green Belt</b>	In Green Belt – RED Not in Green Belt - GREEN	The NPPF gives protection (Chap. 9)
<b>Local Affect</b>				
<b>Biodiversity Asset</b>	LP – Local Nature Reserves Local Wildlife Sites LP – Wildlife Verges	<b>LNR: Local Wildlife Site: Wildlife Verge</b>	Includes Site – RED Adjacent but may impact – AMBER Not on site no impact - GREEN	ARHLP* Policy NE15 controls development on local biodiversity assets
<b>Noise</b>	Own judgement / knowledge	<b>Noise from existing source</b>	Noise Impact on site – AMBER No external Noise Impact - GREEN	Could impact on sites suitability. Noise issue could be mitigated. ARHLP Policy BE17
<b>Air Quality</b>	Own judgement / knowledge	<b>Affect or be Affected by air quality</b>	Air Quality Impact on site – AMBER No external Air Quality Impact - GREEN	Could impact on sites suitability. Air Quality issue could be mitigated. ARHLP Policy BE17
<b>Contaminated Land (CL)</b>	Contaminated Land Survey 2007 Own judgement / knowledge for PDL	<b>Recorded CL: Previously Developed Land (PDL): No recorded CL</b>	Known Contaminated Land – RED PDL or suspected contamination – AMBER None known or recorded - GREEN	Contamination could affect sites viability. Amber sites will require further investigation ARHLP Policy BE17
<b>Conservation Area (CA)</b>	LP – Conservation Areas	<b>Impact on character of CA Use is compatible in CA</b>	Impact on setting/character area – AMBER No impact - GREEN	Impact on existing conservation areas. ARHLP Policy BE9&10
<b>Archaeology</b>	Own judgement / knowledge	<b>Known/Suspected remains</b>	Known/suspected archaeology (particularly Old Harlow) – AMBER No known remains - GREEN	ARHLP Policy BE13, desire to preserve remains and setting
<b>Green Wedge</b>	LP – Green Wedges	<b>Green Wedge</b>	Site in Green Wedge – RED Site not in Green Wedge - GREEN	ARHLP Policy NE1, protection of Green Wedges from development

<b>Open Space</b>	Own judgement / knowledge	<b>Greenfield Land: Internal Open Space</b>	Open Space - AMBER Not open space - GREEN	ARHLP Policy NE7 Protection of Internal Open Spaces ARHLP Policy SD3
<b>Previously Developed Land</b>	See definition of Previously Developed Land in NPPF (Annex 2: Glossary)	<b>Redevelop hatch: Restructure Neighbourhood retail: On PDL</b>	No – AMBER Yes - GREEN	Preference for development on PDL Policy RTCS 16&17
<b>Regeneration</b>	Regeneration Study (note this Study has not yet been completed)	<b>Contribution site can make to the regeneration of the local area</b>	Does not feature in the study - AMBER Features in the study – GREEN	Does the site feature as an area of opportunity as identified in sub area profiling study?
<b>Community &amp; Social Access</b>				
<b>Access to Sustainable Transport Modes</b>	Bus Stops Circle/radius distance tool	<b>Distance to Train Station</b>	Bus Stop > 400m (10min. walk) – RED Bus stop < 400m (5min.walk) - AMBER < 800m (10min. walk) to the station - GREEN	Sites that are nearer to public transport nodes are considered more sustainable.
	Bus Stops Circle/radius distance tool	<b>Distance to bus stop</b>	Bus Stop > 800m - RED Bus Stop 400 - 800m (10min. walk) – AMBER Bus stop < 400m (5min.walk) - GREEN	Sites that are nearer to public transport nodes are considered more sustainable
	Cycle Routes Cycle Routes Additional Circle/radius distance tool	<b>Access to Cycle Track Network</b>	Cycle Track > 800m - RED Cycle Track 400 - 800m – AMBER Cycle Track < 400m - GREEN	Sites that are nearer to the cycle network are considered more sustainable
<b>Sustainable Access to Schools</b>	Harlow and Epping Schools Circle/radius distance tool	<b>Primary - Walk</b>	School > 800m - RED School 400 - 800m (10min. walk) – AMBER School < 400m (5min.walk) - GREEN	School within accepted walking distance
	Harlow and Epping Schools Circle/radius distance tool	<b>Secondary - Walk or public transport</b>	Bus Stop > 800m - RED Bus Stop < 800m (10min. walk) – AMBER School < 800m (10min. walk) – GREEN	School within accepted walking distance, or public transport
<b>Access to play areas</b>	LAP LEAP NEAP (DW) Circle/radius distance tool	<b>Access to NEAP (red on layer)</b>	NEAP > 800m - AMBER NEAP < 800m (10min. walk) - GREEN	Play provision from Open Space/Green Infrastructure Study
	LAP LEAP NEAP (DW) Circle/radius distance tool	<b>Access to LAP (green on layer), LEAP (blue on layer)</b>	LAP or LEAP > 400m - AMBER LEAP or LAP < 400m (5 min. walk ) – GREEN	Play provision from Open Space/Green Infrastructure Study
<b>Sustainable Access to Health Facilities</b>	Health Centres / GP Surgery Circle/radius distance tool	<b>Surgery - Walk</b>	Surgery > 800m - RED Surgery 400 - 800m (10min. walk) – AMBER Surgery < 400m (5min.walk) - GREEN	Surgery within accepted walking distance.
	Health Centres / GP Surgery Circle/radius distance tool	<b>Hospital - Walk or public Transport</b>	Bus Stop > 800m - RED Bus Stop < 800m (10min. walk) – AMBER Hospital < 800m (10min. walk) – GREEN	Hospital within accepted walking distance, or public transport

<b>Sustainable Access to retail centres</b>	LP – Hatches Circle/radius distance tool	<b>Walking distance to hatch</b>	Hatch > 800m - RED Hatch 400 - 800m (10min. walk) – AMBER Hatch < 400m (5min.walk) - GREEN	Hatch within accepted walking distance
	LP – Neighbourhood Centres Bus Stops Circle/radius distance tool	<b>Neighbourhood centres – walk or public transport</b>	Bus Stop > 800m - RED Bus Stop < 800m (10min. walk) – AMBER N. Centre < 800m (10min. walk) – GREEN	Neighbourhood Centre within accepted walking distance, or public transport
	Bus Stops Circle/radius distance tool	<b>Town centre – walk or public transport</b>	Bus Stop > 800m - RED Bus Stop < 800m (10min. walk) – AMBER T. Centre < 800m (10min. walk) – GREEN	Town Centre within accepted walking distance, or public transport
<b>Sustainable Access to Employment Areas</b> (i.e. Pinnacles, Templefields, Staple Tye)	Bus Stops Circle/radius distance tool	<b>Public transport access to major employment areas</b>	Bus Stop > 800m - RED Bus Stop < 800m (10min. walk) – AMBER Employment Area < 800m (10min. walk) – GREEN	Employment Area within accepted walking distance, or public transport
<b>Other Factors</b> (use own judgement for this section)				
<b>Access</b>	Own judgement / knowledge	<b>Direct access to site from public highway</b>	Direct access from a main distributor - RED Direct access from a secondary distributor – AMBER Direct access from a local road - GREEN	Site requires acceptable access to highway network
	Own judgement / knowledge	<b>Does access require upgrading to current standards</b>	Does not meet current highway standards – RED Works needed – AMBER None or minor works - GREEN	Access needs to meet current standards
	Own judgement / knowledge	<b>Does the access serve existing development</b>	Provides existing access – RED Access could be adapted to serve existing - AMBER No - GREEN	Joint access may affect availability
<b>Site specific impacts</b>	Own judgement / knowledge	<b>Does the site relate well to the surroundings</b>	No - RED With mitigation – AMBER Well - GREEN	Sites which sit well in their surroundings are more likely to be developed
	Own judgement / knowledge	<b>Does the topography affect the suitability</b>	Yes – AMBER No - GREEN	Level sites are easier and more viable to develop
	Own judgement / knowledge	<b>Does the site's shape affect development potential</b>	Yes – AMBER No - GREEN	Irregular or narrow sites are more difficult to develop and may affect viability
	Own judgement / knowledge	<b>Does development of this site land lock adjacent potential sites</b>	Yes – AMBER No - GREEN	It is advantageous that other potential sites are not isolated
	Own judgement / knowledge	<b>Is the site affected by adjacent land uses</b>	Yes – AMBER No - GREEN	Such as trees, overlooking, incompatible adjacent use
	Register sheets	<b>Does the site's planning history have a bearing on the suitability</b>	Yes – AMBER No - GREEN	Site may have been deemed developable in



				past plans, have an elapsed Planning Permission etc
--	--	--	--	---

**Availability**

<b>Legal Issues</b>	Original databases (see Guidance Notes)	<b>Is there a ransom strip to be overcome</b>	Yes / Possibly - AMBER No – GREEN	May affect the viability of the development or stop it can be overcome
	Original databases (see Guidance Notes)	<b>Is there a restrictive covenant on the site</b>	Yes / Possibly - AMBER No – GREEN	May affect the viability of the development, can be overcome
	Original databases (see Guidance Notes)	<b>More than one owner</b>	Yes / Possibly - AMBER No – GREEN	May affect the speed in which development comes forward
<b>Ownership</b>	Original databases (see Guidance Notes)	<b>Not in the ownership of the sites sponsor</b>	Not in ownership – RED Don't know - AMBER Owned by sponsor - GREEN	Likely to affect if site comes forward
	Original databases (see Guidance Notes)	<b>Ownership</b>	Not known – AMBER Known - GREEN	May affect the speed in which development comes forward
	Original databases (see Guidance Notes)	<b>Owner intention</b>	Owner does not wish to develop the site – RED Don't know - AMBER Owner wishes the site to come forward - GREEN	Likely to affect if site comes forward
<b>Current Use</b>	Own judgement / knowledge	<b>Is there an established use on the site</b>	Site in use – RED Vacant – AMBER Derelict or undeveloped - GREEN	Will affect the viability of site and speed it comes forward.
	Own judgement / knowledge	<b>Is existing use non-conforming</b>	No – AMBER Yes – GREEN	E.g. a butcher's in the middle of a row of houses

**Other Notes**

**On site assessment:**

Covenants: Using Terrier layer to show council-owned land, pink and brown areas are likely to NOT have covenants; other council-owned areas are likely to have covenants.

Derived Dwellings at 30dph: Multiply site size by 30 – e.g. 0.8ha x 30dph = 24 dwellings.

Notional Capacity: Using table below, multiply site size by relevant percentage - e.g. if the site is 0.8ha, 90% of 0.8ha is 0.72ha.

Site Size	Gross to Net Ratio Standard
Up to 0.4 hectare	100%
0.4 to 2 hectares	90%
2 hectares and above	75%

The notional capacity is calculated by multiplying this figure by the density (as set out below – most common density will be 40dph). E.g. 0.72ha X 40dph = 29 dwellings.

Site Characteristic	Density (Dwellings Per Hectare) Net	Comment
6 dwellings or less	30 average	Policy H1 RHLP
Within new neighbourhoods	40 average	To reflect Harlow's average
Adjacent to transport nodes or neighbourhood centres or Hatches	50 average	As recommended in "Harlow Study Area Masterplanning Principles & Sustainability Criteria" Matrix Partnership with Halcrow & Levett-Therivel
Location is within Town centre Neighbourhood centre or Hatches	50 -100	

### **Achievability**

A site is considered achievable for development where there is reasonable prospect of that the housing will be developed on the site at a particular point in time. This is a question of economic viability of the site, and the capacity of the developer to build and sell the housing over a certain period. This will be affected by, market factors at the time (viability of existing use, land value of alternative uses, location, demand, projected sale); cost factors (site preparation costs, planning obligations, funding prospects); and delivery factors (phasing, build rates, single or several developers, capacity of the developer).

Make an assessment using your local knowledge. Each site will be referred to the stakeholders group for comment.

### **Deliverability**

Deliverable – YES if you are satisfied it is; suitable, available, achievable in 5 years,

Developable – YES if you are satisfied it is; suitable, available, achievable at some point in the next 15 years

Not Developable – NO to both the above.

# Appendix 8 – Database Form

# Database Form

Record Number:  Call for sites Ref:  Council Asset Ref:  Other Candidate Site Ref:  School Playing Field Ref:  Town Park Ref:  Urban Capacity Study Ref:  Site Previously Considered Ref:  TOTAL SCORE:

SA:

Site Name:  Existing Land Use:

Address:  Proposed Land Use:

Source:  Area HA:

Description of Site:

Calculate dwellings:  Gross derived Dwellings Number 300ha:

National Capacity as defined in methodology Policy, or PP:

Spatial Option 1  
 Spatial Option 2  
 Spatial Option 3  
 Spatial Option 4  
 Spatial Option 5  
 Spatial Option 6  
 Spatial Option 7  
 Town Park  
 Playground  
 Allotment  
 Playing Field  
 School Playing field  
 NON RUNNER

**Suitability**

Major Affect

Flood Risk	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	FR Comment:	Total Major: <input type="text"/>
Biodiversity Asset	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	BA Comment:	
Historic/Built Env/Cultural	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	HC Comment:	
National Policy	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	NP Comment:	

Local Affect

Local Biodiversity Asset	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	LocalBio Comment:	Open Space Study 2013 OSS Value Score: <input type="text"/> OSS Value Rating: <input type="text"/> OSS Quality Score: <input type="text"/> OSS Quality Rating: <input type="text"/>
Noise	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Noise Comment:	
Air Quality	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Air Comment:	
Contaminated Land	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Contam Comment:	
Conservation Area	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Conserv Comment:	
Archeology	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Arch Comment:	
Green Wedge	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Green W/ Comment:	
Open Space	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Land Use Comment:	
PDL	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	PDL Comment:	
Regeneration	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Regen Comment:	

Sustainability

Sus Train	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Sus Train Comment:	Sustainability Factor Score: <input type="text"/> Total Local Factors: <input type="text"/> Total Other Factors: <input type="text"/> Total Availability: <input type="text"/>
Sus Bus	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Sus Comment:	
Sus Bike	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Sus Bike Comment:	
Sus Sch Prim	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Sus Sch Prim Comment:	
Sus Sch Sec	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Sus Sch Comment:	
Access Neap	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Access Neap Comment:	
Access Leap	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Access Leap Comment:	
GP Surgery	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	GP Surgery Comment:	
Hospital	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Hospital Comment:	
Retail Hatch	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Retail Hatch Comment:	
Retail Neigh	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Retail Neigh Comment:	
Retail Town Centre	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Retail Town Centre Comment:	
Employment	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Employment Comment:	

Other Factors

Direct Access	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Direct Access Comment:
Access Upgrade	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Access Comment:
Existing Access	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Existing Access Comment:
Site Relation	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Site Relation Comment:
Topography	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Topography Comment:
Site Shape	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Site Shape Comment:
Land Lock	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Land Lock Comment:
Adjacent Uses	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Adjacent Uses Comment:
Planning History	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Planning History Comment:

Availability

Planning Strip	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Planning strip Comment:
Covenant	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Covenant Comment:
Owners Plus	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Owners Plus Comment:
Not in Ownership	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Not in Ownership Comment:
Ownership	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Ownership Comment:
Diverse Intention	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Diverse Intention Comment:
Current Use	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Current Use Comment:
Non Conforming	<input type="text"/>	Score: <input type="text"/>	<input type="text"/>	Non Conforming Comment:

Assessment Suitability:  Assessment Availability:  Assessment Achievable:  Consultation Reply:

Assessment Deliverable:  Assessment Deliverable - Why:  Assessment Developable:  Assessment Developable - Why:

SA:

## **Appendix 9 – Call for Sites Guidance, Form and Press Release and Web Page**

## Harlow: Local Development Framework

# Strategic Land Availability Assessment

## Call for Sites Notes for Guidance

### What is a Strategic Land Availability Assessment?

It is a requirement of Government Guidance (Planning Policy Statement 3: Housing) for local planning authorities to undertake assessments that look at the availability of land for housing. Harlow also wishes to gather information on the availability of other land uses that are necessary to support housing growth and contribute to sustainable communities. This technical study will form part of the evidence base for both the Core Strategy and Site Allocations Development Plan Documents (DPDs) of the Harlow Local Development Framework (LDF).

### What is a 'Call for Sites'?

The first stage of the assessment is to identify potential sites that may be available for development as part of the new LDF for the district. If you have any interest in land in Harlow and wish to put forward a site or sites for potential development including residential, commercial, retail, leisure, and community uses then please complete the Call for Sites Pro-forma and send to the Forward Planning Team by 31<sup>st</sup> December 2009.

### The East of England Plan

The Regional Spatial Strategy (RSS) for the East of England Region (The East of England Plan) identifies Harlow as a "Key Centre for Development and Change" and states that 16,000 new dwellings should be built over the period 2001 to 2021 in the Harlow Area. This means that there will be significant house building and associated development, both inside Harlow's boundary, but also in adjoining districts.

### A New Approach

LDF's allow a more proactive approach to development unlike the former system of Local Plans, which allocated land for development through policy designations, and did not generally take into account the impact on, and the requirement of supporting infrastructure. This meant that in some instances there has not been a fully planned approach to managing change in some development areas.

The Call for sites is part of the proactive approach and will help address this and ensure that the requirements of the East of England Plan can be met. Along with other complimentary studies it can identify in advance how areas may change, and allow the Council to plan, monitor, and manage development.

Harlow: Local Development Framework

**Strategic Land Availability Assessment**  
**Call for Sites Pro-Forma**

- Please complete this form if you would like to suggest proposals for future land use and development within Harlow Council district, Please do not submit sites that are wholly outside the district boundary.
- Please complete a separate form for each site and attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site and details of site ownership.
- There are 12 sections to this form. Please complete each section clearly and legibly in BLOCK CAPITALS and to the best of your knowledge. Please use section 12 if you require more space when completing this form. You are also welcome to attach any relevant additional information (e.g. tree survey).
- You must give your name and contact details for your site to be considered. This information along with details of ownership will be used in accordance with the Data Protection Act 1998. *(please see note at end of form)*
- Only submit sites that you have an interest in and that you believe have genuine potential to be developed over the next 15 to 20 years.
- Given the nature of Harlow district, many sites that come forward for development are either small sites or conversions. Thus, there is no minimum size of site. However, you do not need to complete this form if you are simply proposing minor changes to existing premises (e.g. extensions or renovations).
- All sites may be included in future public consultation exercises necessary for the production of the LDF and so cannot be kept confidential.
- In completing this form, you are giving permission for a representative of the Council to access the site with or without prior notice in order to ascertain its suitability (please see Section 10).
- Please note that the Call for Sites request is part of the LDF plan making process and is separate from the Council's planning application process.

1. Contact details				
Title		First Name/Initial		Surname
Organisation (if relevant)				
Representing (if relevant)				
Address				
Postal Town		Postcode		
Telephone		Fax		
email				

2. Your Details				
	A Private Landowner	<input type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
	A Public Land-owning Body	<input type="checkbox"/>	A Land Agent	<input type="checkbox"/>
	A Registered Social Landlord	<input type="checkbox"/>	A Developer	<input type="checkbox"/>
	Other (please specify)			

3. Site Location		
Site name (is the site known by a particular name?)		
Site address		
Site postcode		
Site OS grid reference	Easting:	Northing:

4. Ownership Details		
Are you the current owner of the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If YES, are you	Sole owner <input type="checkbox"/>	Part owner <input type="checkbox"/>
If you are a part owner, please provide name(s) and address(s) of the other landowners (if you require more space please use Section 12)		
If you are not the landowner, Please provide name(s) and Address(s) of the other landowners (if you require more space please use section 12)		



5. Proposed Development/Land Use <i>(please give details)</i>					
<p>In the 1st column, please tick your preferred type of development &amp; land use</p> <p>In the 2nd column, please tick any land uses you would also consider appropriate</p> <p>In the details column, please specify the type of use and indicate the proposed mix of uses and number of units/plots/pitches/floorspace etc</p>	Development & Land use	1st	2nd	Details	
		Residential			
		Affordable Housing			
		Specialist Residential			
		Gypsies & Travellers			
		Travelling showpeople			
		Community Facility			
		Leisure/Recreation			
		Retail			
		Employment			
		Renewable Energy			
		Mixed- use			
		Other			

6. Site Details <i>(please give details)</i>		
Site area (hectares)	Whole site	Area Suitable for development
Current or previous land uses(s)	Primary land-use	
	Secondary land-use	
Existing structures (e.g. detached dwelling)		
Would development require relocation of the current use or demolition of existing structures?		
Adjacent land-uses (e.g. 2-storey terraced housing, open farmland)	To the north	
	To the east	
	To the south	
	To the west	
Relevant planning history(if you require more space please use Section 12)		

7. Site Constraints (please give details)	
Highways	Is there direct access from a public highway? Yes <input type="checkbox"/> No <input type="checkbox"/>
	If YES, is this highway a classified road Yes <input type="checkbox"/> No <input type="checkbox"/>
How do you propose to access the proposed development? (e.g. highway works)	
Are there any ransom strips?	
Are there any legal issues/covenants?	
Are there any other access issues?	
Utilities (Please tick which of the following utilities the site has access to)	Mains Water Supply <input type="checkbox"/> Gas Supply <input type="checkbox"/>
	Mains Water sewerage <input type="checkbox"/> Electrical Supply <input type="checkbox"/>
Are there any trees and/or mature hedges on site or on the boundary?	
Are there any Tree Preservation Order designations	
Are there any environmental/wildlife designations? (e.g. Wildlife Sites/SSSI/protected species etc.	
Are there any heritage designations? (e.g. listed buildings/SAM's/conservation areas etc)	
Are there any physical constraints? (e.g. contaminated land/risk of flooding)	
If the site is in agricultural use, what grade is the agricultural land classification?	
Is the site currently within the Metropolitan green Belt?	
Are there any other Local Plan designations?	
Are there any other known constraints?	

8. Infrastructure and Interventions <i>(please give details)</i>	
Are there any interventions available to overcome any constraints? <i>(If you require more space please section 12)</i>	
Are there any specific infrastructure requirements? <i>(If you require more space please section 12)</i>	

9. Site Availability <i>(please give details)</i>		
Is the site currently being marketed?		
Is the site owned by a developer?		
Is the site under option to a developer?		
Please tick the likely timescale for the site being developed (estimated dates subject to review of the Local Development Scheme (LDS))	Available Immediately <input type="checkbox"/>	Prior to adoption of Core Strategy (2010 – 2012) <input type="checkbox"/>
	Year 1-5 (2012- 2017) <input type="checkbox"/>	Year 6-10 2017- 2022 <input type="checkbox"/>
	Years 11- 15 (2022-2027) <input type="checkbox"/>	Years 15+ (Post 2027) <input type="checkbox"/>
Once work has commenced how many years would it take to complete?		
If applicable, please give details of phasing and annual completion rates		

10. Access to Site – Site Assessment	
Are there any issues that would restrict access to the site by a representative of the Council undertaking further assessment?	

11. Site Map
Please attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site and details of site ownership.

12. Continuation Section (please use this section if you require more space to respond to any other section)	
Section number	Details

Please return your completed Pro-forma to the Forward Planning Team by 31<sup>st</sup> December 2009  
 By email: [myharlow@harlow.gov.uk](mailto:myharlow@harlow.gov.uk)

By post: Forward Planning Team  
 Civic Centre,  
 The Water Gardens,  
 Harlow CM20 1WG

By fax: 01279 446639

Office Use Only

Date received:

Date Acknowledged

Site Reference:

Note: Data Protection Statement  
 Harlow Council undertakes that it will treat any personal information (that is data from which you can be identified, such as your name, address, e-mail address, etc) that you provide to us, or that we obtain from you, in accordance with the requirements of the Data Protection Act 1998. By completing this form, the data subject is giving their consent to process their personal data. The data is being held for the purposes of gathering evidence to inform the Council's Local Development Framework (LDF). Data from this survey may be released to consultants acting on behalf of the Council. It may be used to contact you in future to participate as part of the LDF process. The data may be held for the duration of this LDF up to 2021.

## Harlow Local Development Framework Strategic Land Availability Assessment Call for Development Sites

Government Guidance requires local planning authorities to undertake assessments of available land for development as part of the new Local Development Framework (LDF) for the district.

The first stage of the assessment is to identify potential development sites. If you have any interest in land in Harlow which you consider has a development potential for residential, commercial, retail, leisure or community uses, over the next 15-20 years, then please complete the Call for Sites Pro-forma and send to the Forward Planning Team by 31st December 2009.

The Pro-forma and Notes for Guidance can be obtained from the Forward Planning Team (see below), or downloaded from [www.harlow.gov.uk/planning](http://www.harlow.gov.uk/planning). You will need to include a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site and details of site ownership.

These sites will be assessed and filtered, as part of an iterative process, to ensure they are suitable for development. Suitable sites will then be subject to public consultation as part of the ongoing preparation of the Harlow LDF. The Harlow LDF will ultimately identify the location of future new development.

The Call for Sites will simply be a list of suggested development sites. Inclusion in the list does not mean that the site is suitable for development, nor does it preclude landowners and developers submitting planning applications for development on other sites.

Email: [myharlow@harlow.gov.uk](mailto:myharlow@harlow.gov.uk)  
Telephone: 01279 446563  
Post: Harlow Council  
Forward Planning Team  
Civic Centre  
The Water Gardens  
Harlow  
CM20 1WG



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[Residents](#)   [Business](#)   [About the Council](#)

## LDF - Strategic Housing Land Availability Assessment

### Related Pages

→ [LDF - Strategic Housing Land Availability Assessment Sites for Assessment](#)

### What is a Strategic Housing Land Availability Assessment (SHLAA)?

The Council as part of its preparation of the Harlow Local Plan (formerly known as the Local Development Framework) is required to prepare a Strategic Housing Land Availability Assessment. This is a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for homes.

The SHLAA will identify opportunities to meet the town's housing need in a sustainable way, and provide information about the deliverability for each site.

As the SHLAA is an evidence base document, it does not make the decisions about whether a particular site should be developed. Such decisions will be made through the planning process, either through the Local Plan or through a planning application, which will include the normal public consultation processes. As such, the SHLAA may consider sites that are subject to current Planning Policy considerations.

### Draft Methodology

A Draft Methodology has been prepared to help guide the SHLAA, including the Site Assessment Criteria which will be used to assess each site.

You can view the Draft Methodology and Assessment Criteria by visiting the **Public Consultation Documents** website and selecting the "Current Documents Open to public consultation" heading, however the consultation closed at the end of 22 October 2012.

Comments made in the consultation were reviewed and taken into consideration in production of the final version of the Methodology. The Council then set up a group of interested parties from diverse sections of the development community, to review the assessments and ensure they have been fairly undertaken.

### Call for Sites

This was the first stage of a Strategic Housing Land Availability Assessment (SHLAA). The Council asked landowners and developers with an interest in land in Harlow for suggestions of sites that in their view may have potential for development. This exercise encompassed sites of all sizes and types of potential land-use and development over the next fifteen to twenty years.

If you have an interest in land in Harlow, you can still suggest a site or sites for development, please read the [Call for Sites Notes for Guidance](#) (pdf) and then complete the [Call for Sites Pro-Forma](#) (pdf)

**Disclaimer:** The Call for Sites will simply be a list of suggestions of sites for development. Inclusion in the Call for Sites is no indication of the suitability of a particular site for development. Harlow Council cannot, therefore, make any comment or commitment about any of the sites suggested at this stage for potential development. Sites that are considered potentially suitable for development will then be subject to public consultation as part of the ongoing preparation of the Harlow Local Development Framework. It is within the plan making process that the decisions about where development will go in Harlow will be made. Please note: the Call for Sites does not preclude landowners from submitting planning applications for development or making subsequent representations to the Council as part of the Local Development Framework process.

### Sites

Sites have been identified for assessment from a number of different sources. For example, through the 'Call for Sites' process, developers and landowners were asked to put forward sites they felt may be suitable for development.

Some sites which have been identified in past studies, such as the Urban Capacity Study and sites that were considered in the 1970s and 1980s, have been re-examined. Each site is tested against a set of criteria, including factors such as flood risk, access to sustainable transport modes, access to employment areas, and site specific impacts.

The availability and achievability of each site is also considered as part of the assessment, along with the deliverability, which is based on the outcomes of the assessment.

You can view maps identifying each of the sites which have been put forward for assessment on the [SHLAA Sites for Assessment page](#)

**Important Note:** The identification of a particular site is NOT an indication that the landowner is interested in bringing forward the site for development. Sites with planning permission have been included in the assessment because the SHLAA is about assessing at what point a site may be developed. If a site has been identified for assessment, or if after assessment, a site is considered suitable for development, this does not mean that it will be automatically allocated for development in the Local Plan; that decision is taken through the normal Planning process.

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### A to Z

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