



West Essex and East Hertfordshire Local Plans Modelling

Essex County Council

Technical Note 4: Emerging Option (September 2016)

Technical Note

22 March 2017

West Essex and East Hertfordshire Local Plans Modelling Technical Note 4: WEEH Emerging Option (September 2016)

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Limitation Statement

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This report is part of a suite of technical notes on the WEEH Local Plans modelling project and should be read in conjunction with these other technical notes. The analysis and forecasts contained in this report make use of information and input assumptions made available to Jacobs at a point in time. As conditions change the analysis and forecasts would be expected to change. Hence the findings set out in this report should be understood as relevant to that point in time when the information and assumptions were made.

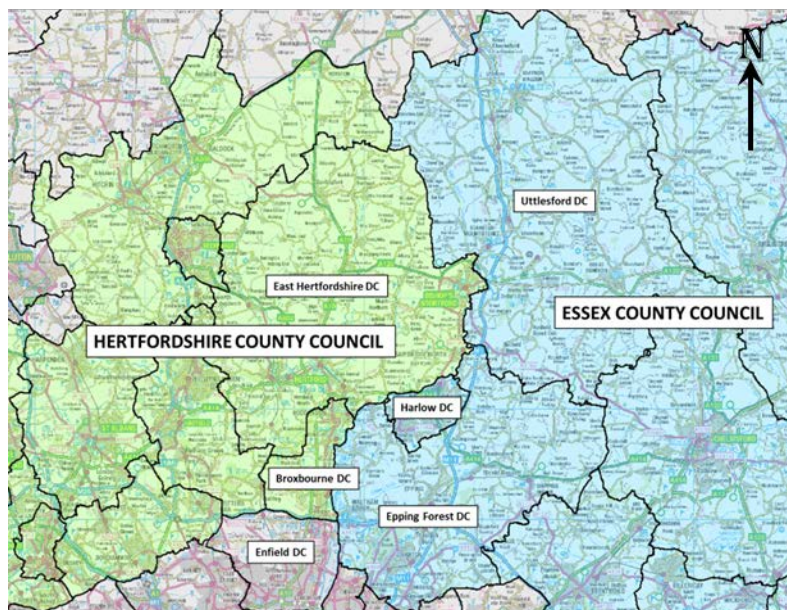
The WEEH transport model is focussed on the Harlow district but covers adjacent districts in West Essex and East Hertfordshire. The WEEH model contributes to the understanding of strategic impacts between the districts but does not intend to replace local transport models used in the districts surrounding Harlow.

1. Introduction

1.1 Introduction

Essex County Council (ECC) have been providing ongoing traffic modelling support through Essex Highways and Jacobs in relation to the emerging Local Plan proposals for the four districts which comprise the West Essex and East Hertfordshire (WEEH) Strategic Housing Market Area (SHMA). This has been conducted through the Co-operation for Sustainable Development Board, which comprises officers and Members from East Hertfordshire, Epping Forest, Harlow and Uttlesford District Councils, Hertfordshire and Essex County Councils, and Highways England.

Figure 1-1 Local Authorities in the Vicinity of Harlow



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The WEEH Transport Model, which has been built using VISUM software, is being used to assess the likely impact on the highway network of the SHMA emerging Local Plan strategic development sites around Harlow and associated infrastructure requirements that may result. The methodology used to build the Visum forecast models is set out in Technical Note 1.

1.2 Objectives

The WEEH modelling project has produced the following technical notes reflecting its scope of work:

- Technical Note 1: Forecasting methodology
- Technical Note 2: Spatial Options A-E Results
- Technical Note 3: Spatial Option A1 Stort Crossing/Northern Bypass
- Technical Note 4: Emerging Option
- Technical Note 5: East Harlow VISSIM model
- Technical Note 6: Latton Priory and Southern Way Impacts

Technical Note 2 described how five spatial development scenarios were tested using the VISUM transport model – Spatial Options A-E. In particular, this note identified parts of the Harlow local road network which were likely to be adversely affected by the development scenarios. This included Edinburgh Way, First Avenue, A414, A1025 and Third Avenue.

As reported in Technical Note 2, Option A had the least impact on the wider Harlow area network, despite it not being the lowest growth option. Accordingly, a variation of spatial Option A was defined, scenario A1, to enable testing of a slightly different spatial configuration of development around Harlow. Option A1 was then used as the development option on which to test the effects of providing a second Stort crossing and Northern Bypass, which was reported in Technical Note 3.

As a consequence of feedback on the likely impacts of the various spatial options and the need to include higher levels of housing, the districts further refined their proposals and identified the Emerging or Preferred Option. This technical note, Technical Note 4, reports on a comparison between this Emerging Option and a Reference Case which represents a 2033 minimum growth forecast scenario.

This technical note presents the results arising from the analysis of the 2033 Reference Case and 2033 Emerging Option for the SHMA area, and is compared with the validated and calibrated 2014 base year model .

Section 2 of this report describes the quantum and spread of developments in the Emerging Option. Section 3 discusses significant changes in predicted future year flows on the local road network. Section 4 concludes the report by suggesting possible mitigation measures at locations where the road network could be put under particular strain by developments.

2. Development Assumptions

This section details the development assumptions for the Emerging Option as provided by ECC on behalf of Harlow and its neighbouring district councils which form the SHMA. The transport model has been used to compare the base year with forecast development scenarios. Hence three cases have been reported:

- The base year 2014;
- The 2033 Reference Case, which includes background growth, developments with planning permission in place, and those that have a probability status of near certain or more than likely; and
- The 2033 Forecast with all developments that have been identified by the SHMA districts in their emerging Local Plans, including those in the Reference Case, which is referred to as the 'Emerging Option'.

Both the Reference Case and Emerging Option development information is set out in the Uncertainty Log "160914 UL 2033 Emerging Max_V2_Final", which is included at Appendix A. The number of homes within each district for both forecast scenarios are set out in Table 2.1 below. The amount and distribution of housing for the Emerging Option is similar but not identical to options A and A1 previously tested (and documented in Technical Notes 2 and 3); Option A1 totals are included in Table 2.1 for information.

Table 2.1 Distribution of housing developments across the SHMA districts

District / Site	Reference Case	Emerging Option	<i>(Option A1)</i>
East Herts:	5,710	15,295	<i>(15,195)</i>
Epping Forest:	2,513	9,998	<i>(8,731)</i>
Harlow:	3,997	8,108	<i>(7,216)</i>
Uttlesford	6,383	9,683	<i>(9,763)</i>
HMA Overall	18,603	43,084	<i>(40,905)</i>
Of which:			
Wider Harlow Total	4,579	15,250	<i>(13,466)</i>

The spatial distribution for the wider Harlow area development sites is summarised in Table 2.2.

Table 2.2 Distribution of wider Harlow area housing development across districts and sites (rounded)

District / Site	Reference Case	Emerging Option
East Herts:		
Gilston	200	3,250
Harlow:		
Rest of town	3,735	5,500
East Harlow	260	2,600
Epping Forest:		
Latton Priory	105	1,050
West Sumners	100	1,000
West Katherines	110	1,100
East Harlow	75	750
Wider Harlow Total:	4,585	15,250

As discussed in the Options A-E report, there is less certainty with regard to the likely level of employment within the SHMA area. The assumptions made for the Reference Case and Emerging Options for the SHMA area are summarised in Table 2.3.

Table 2.3 Development Assumptions – SHMA Employment Sites

District / Area	Reference Case	Emerging Option	Option A
East Herts	0	2,847	2,847
Epping Forest	409	7,954	7,272
Harlow	8,531	8,531	8,531
Uttlesford	4,640	11,135	14,143
HMA Overall	13,580	30,467	32,793
Wider Harlow Sub-Total	8,940	15,321	14,639

The assumptions used in the Emerging Option modelling for the wider Harlow area are broadly the same as for the A-E options, with the exception of the Latton Priory and East Harlow sites; Latton Priory jobs were increased from 2,045 to 4,091, and the 1,364 East Harlow jobs were removed. The employment sites and jobs totals included within the developments are shown in Table 2.4.

Table 2.4 Development Assumptions – Number of jobs Wider Harlow Area Employment Sites

Log Reference	Site	Type	Reference Case	Emerging Option	Option A
372	Latton Priory Farm	Employment	409	4,091 ¹	3,273
336	Harlow Enterprise Zone – London Road North	Business Park	3,000	3,000	3,000
456	Public Health England – The Pinnacles	Business Park	3,000	3,000	3,000
378	Latton Park	Commercial	0	1,842 ²	1,842
338	Harlow Enterprise Zone – Templefields North East	Industrial Estate	1,479	1,479	1,479
325	East Harlow	Employment	0	0	1,364
337	Harlow Enterprise Zone – London Road South	Office	1,052	1,052	1,052
374	Harlow Park Nursery		0	784	784
386	Southfield Nursery		0	72	72
	Total		8,940	15,321	15,867

The highway network used in both the Reference Case and the Emerging Option assessment is unchanged from that used for the Option A-E modelling. In particular, a new Junction 7A on the M11 has been included in all the forecasts.

¹ ECC advised that, given the uncertainty for employment sites, the Latton Priory and Latton Park elements should be removed in the interim while EFDC undertook their Employment Land Review. However, modelling of the Emerging Option reported in this TN had already been undertaken with the employment sites included.

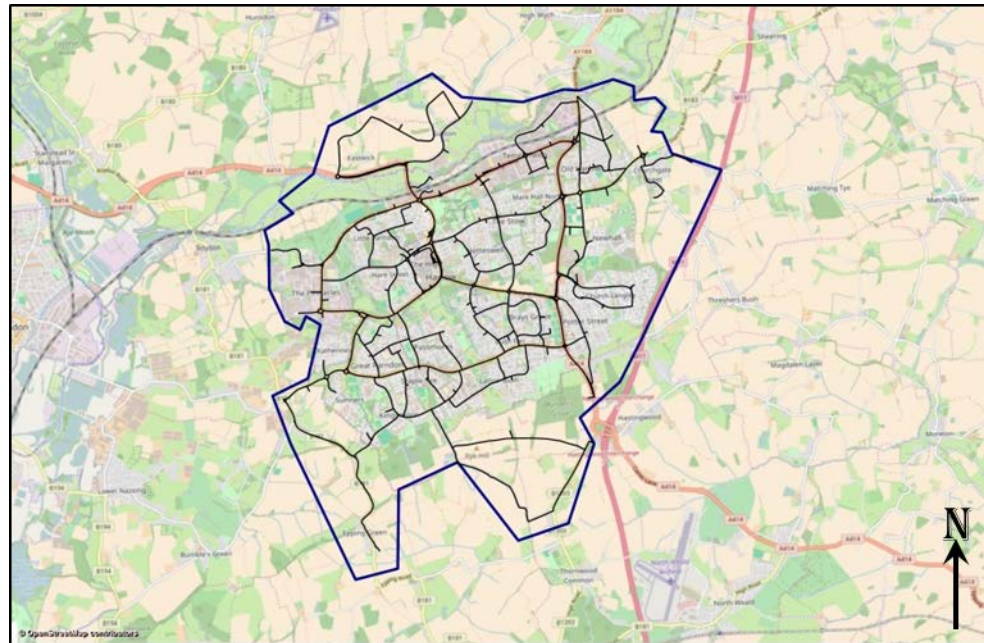
² See above

3. Model Strategic Outputs and Results

3.1 Area of Analysis

The VISUM transport model has been used to produce a number of network performance metrics for the Harlow area. The area for which the metrics are reported is shown in Figure 3-1 below.

Figure 3-1 Area of modelling analysis for Harlow



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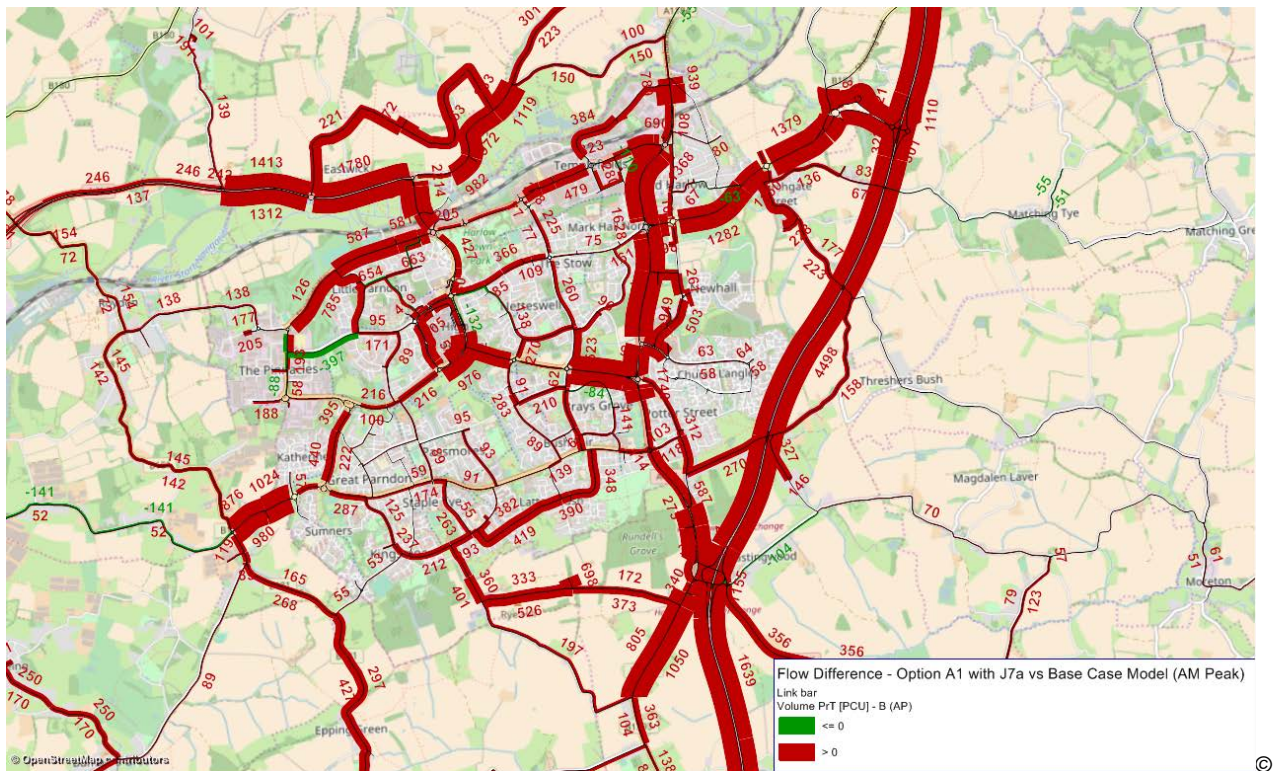
For the analysis, the 2033 Reference Case has been compared to the 2014 Base situation and then the Emerging Option has been compared to the 2033 Reference Case in order to make general network flow comparisons. In this way, we can begin to understand the differences and general magnitude of change on the Harlow road network that could be expected by 2033 with the emerging Local Plans in place.

3.2 2033 Reference Case vs 2014 Base Year

Figure 3-2 and Figure 3-3 below show the change in flows between the Base year and the 2033 Reference Case for the AM peak hour and PM peak hours, respectively. The Reference Case includes all committed development sites and highway infrastructure improvements which are likely to be in place by this time. It also includes the new M11 Junction 7a (J7a), the effects of which are evident in the east of the modelled area, particularly on the M11 and along the B183 Gilden Way corridor.

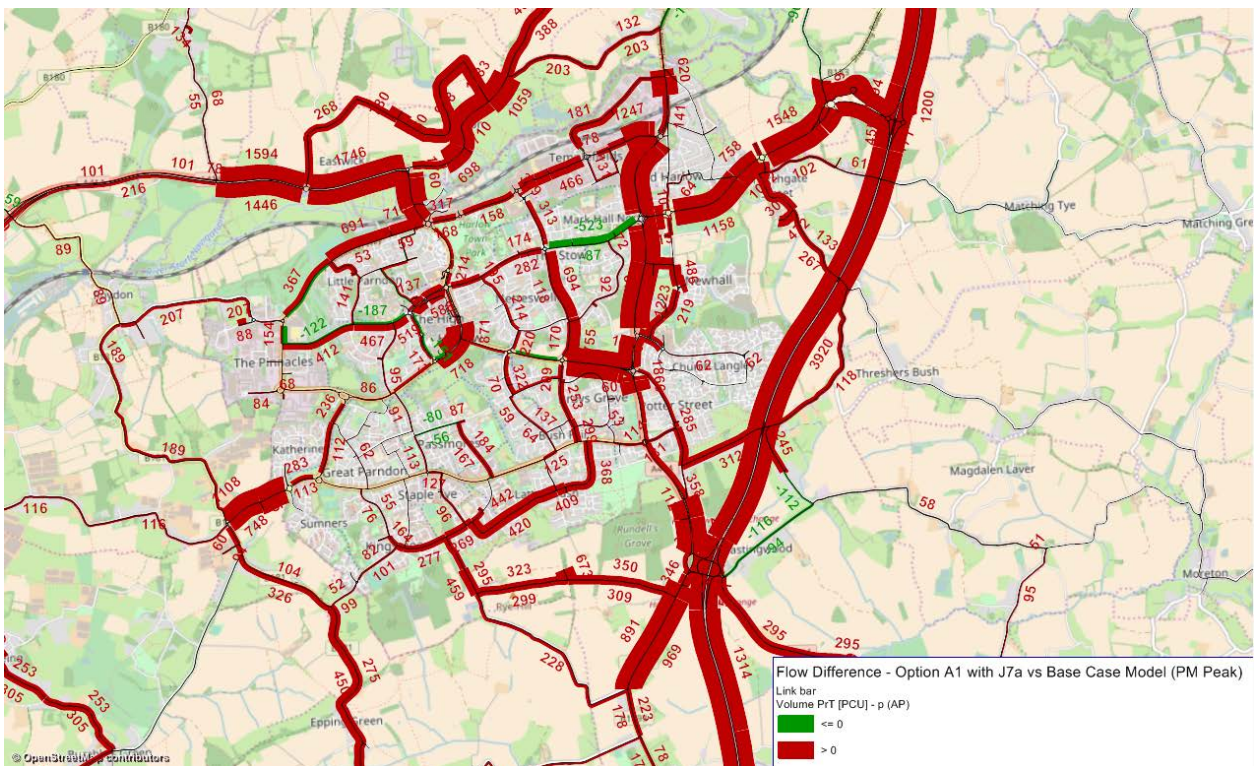
The key development changes are the committed developments in the east of Harlow, including New Hall, Harlowbury and the Enterprise Zone. This further increases the attraction of the Gilden Way corridor to traffic, over and above the base situation. The Public Health England jobs would also increase traffic to and from the Pinnacles in the west of the town. In addition to these specific sites, there is also significant growth across the Harlow network all of which amount to around 4,600 homes and almost 9,000 jobs. It can be concluded, therefore, that the overall level of growth that the Reference Case represents is significant and will affect most of the road network in the wider Harlow area.

Figure 3-2 Flow Differences 2033 Reference Case vs 2014 Base Year - AM



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Figure 3-3 Flow differences 2033 Reference Case vs 2014 Base Year - PM



3.3 2033 Emerging Option vs 2033 Reference Case

The Emerging Option results in more than 10,000 additional homes and 6,000 jobs in the wider Harlow area, over and above the Reference Case. By 2033 there would be significant development at all of the strategic sites around Harlow, the likely effects of which are illustrated in Figure 3-4 and Figure 3-5.

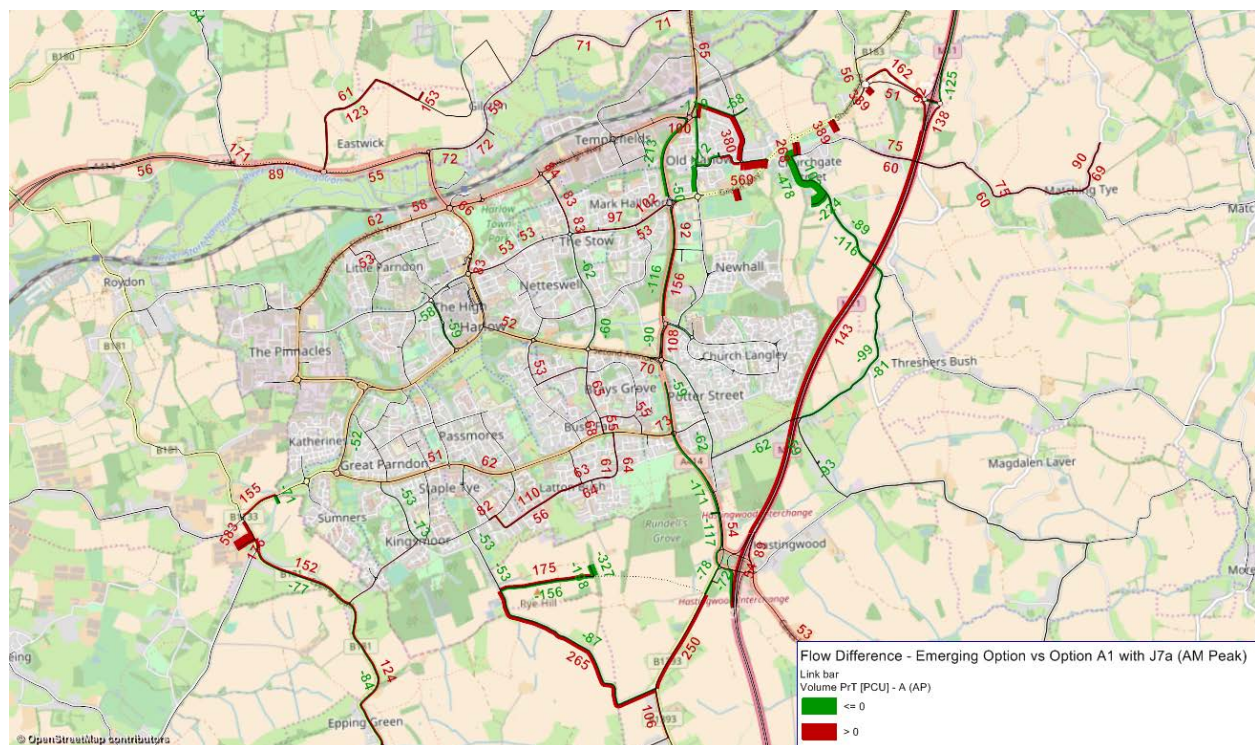
To the north, the overall growth around the town, as well as the 3,000 homes assumed at Gilston, would lead to increased westbound flows on the A414 west of Eastwick in the AM peak. However, in the PM peak the main flow increase in this location would be to the south of the Eastwick roundabout.

To the south the impact of the Latton Priory and Latton Park sites, which are assumed to have 1,000 homes and 6,000 jobs, is evident. It should be noted that for this study the Latton Priory site is assumed to only link westwards to Rye Hill Road which may not represent the actual site access arrangements, particularly for employment, which would probably connect to the east via the B1393 Epping Road. As such, the impact visible on Commonsides Road is unlikely to occur with an eastern connection for the Latton Priory site in place. It should be noted that a separate study has been undertaken on the impacts of the Emerging Option on the southern network in Harlow, which is reported in Technical Note 6.

To the east, the more than 3,000 homes at east Harlow would impact on Gilden Way. A separate study has also been undertaken to more closely understand the implications of this site on the network and what the best site access arrangements could be. This can be found in Technical Note 5.

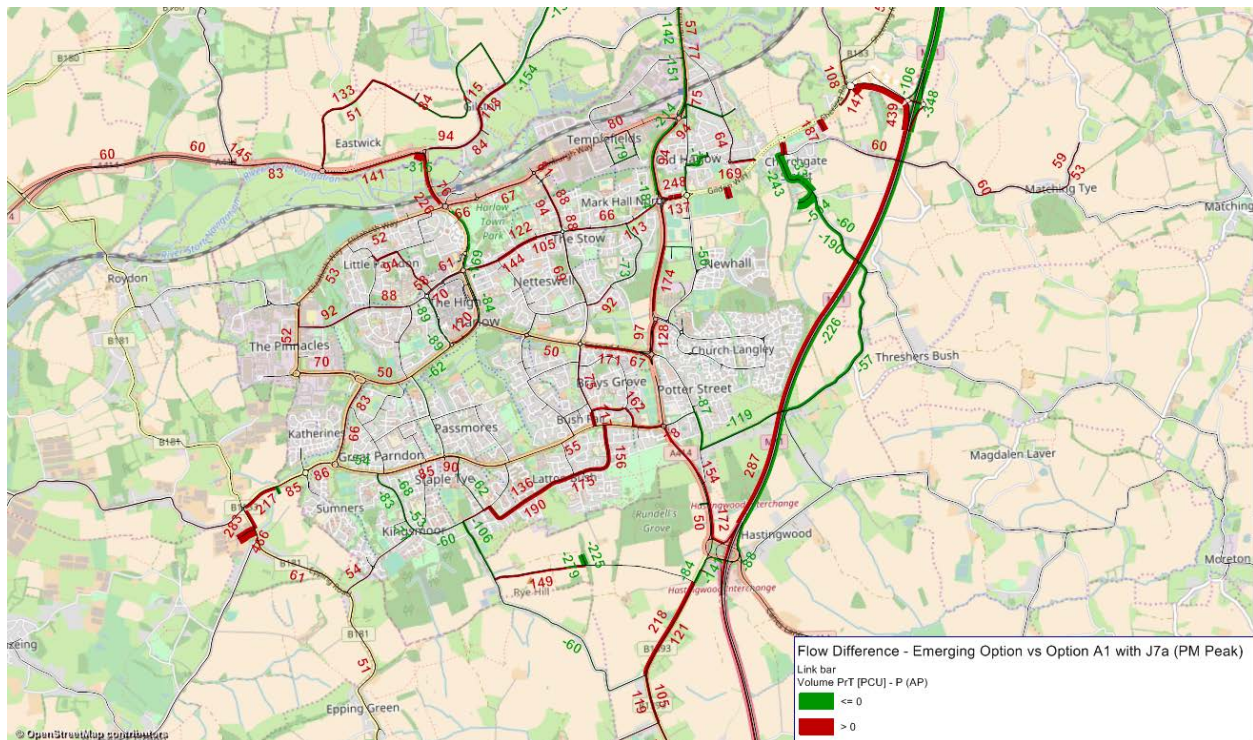
Generally it appears likely that there would be increased flows on the periphery of the town, for example on Redricks Lane to the north and the B181 Epping Road to the south-west.

Figure 3-4 Flow differences 2033 Emerging Option vs 2033 Reference Case - AM



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Figure 3-5 Flow differences 2033 Emerging Option vs 2033 Reference Case – PM



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3.4 Network Statistics

The overall aggregated Harlow network statistics for the detailed modelled area were extracted from the area shown in Figure 3-1. Note that this network is slightly more extensive than the network used to extract local network statistics in Technical Notes 2 and 3 and are, therefore, not directly comparable.

Network statistics for the base and forecast year models are shown in Table 3.1 and 3.2 (rounded to nearest 50 and nearest mph). These statistics show clearly that the greatest change in total distance travelled and in total journey time is as a result of the Reference Case, where distance travelled increases by more than 40% and journey times increase by more than 75%. The addition of the Emerging Option growth leads to further increases in distance travelled and journey times increases of between 11-13% and 14-29% respectively. The average speeds in both forecast scenarios also decrease when compared to the base year.

Table 3.1 Aggregate Harlow Area Network Statistics in Harlow Area for Base and Forecast Models during Morning Peak AM

Network statistics	Time Period AM				
	2014 Base	2033 Reference Case	% Change Ref case over Base	2033 Local Plan Emerging Option	% Change Emerging Option over Ref Case
Total Vehicle Distance (miles)	43,000	61,500	43%	69,500	13%
Total Vehicle Time (hours)	2,000	3,500	75%	4,500	29%
Average Network Speed (mph)	22	18	-18%	16	-11%

Table 3.2 Aggregate Harlow Area Network Statistics in Harlow Area for Base and Forecast Models during Evening Peak PM

Network statistics	Time Period PM				
	2014 Base	2033 Reference Case	% Change Ref case over Base	2033 Local Plan Emerging Option	% Change Emerging Option over Ref Case
Total Vehicle Distance (miles)	43,500	61,500	41%	68,500	11%
Total Vehicle Time (hours)	1,900	3,500	84%	4,000	14%
Average Network Speed (mph)	23	19	-17%	17	-11%

4. Conclusions

This report has reviewed impact of the Emerging Option of development in the West Essex and East Hertfordshire (WEEH) Strategic Housing Market Area (SHMA) and compared it with the impact of committed growth, the Reference Case scenario, that would be expected to be on the network by 2033.

As reported in other notes on the highway modelling used to support the development of the SHMA area Local Plan proposals, various levels of development and spatial options have been explored. Using feedback from this process, particularly Spatial Options A-E (TN2) and then Spatial Option A1 (TN3), the districts further refined their proposals and identified the Emerging Option. The Emerging Option would include some 43,000 homes and more than 30,000 jobs in the SHMA districts, of which 15,250 homes and 15,300 jobs would be in the wider Harlow area, by 2033. The Reference Case is estimated to result in committed development growth of around 18,600 homes and 13,600 jobs in the SHMA districts, of which around 4,600 homes and almost 9,000 jobs would be in and around Harlow.

Unlike Technical Notes 2 and 3, which included a review of the strategic impacts of development, this technical note has focussed on impacts in the wider Harlow area only. Further research is anticipated which is expected to investigate strategic impacts in more detail, including journey times analysis.

This report has shown that the most significant impact on the road network, in terms of increased traffic by 2033, would result from the Reference Case, ie committed and most likely development. The step change between this committed development scenario and the Emerging Option is not as great by comparison.

Nevertheless the Emerging Option would result in additional traffic on roads in the Harlow area. Comparison with flow diagrams provided in Technical Note 2 indicates that a similar set of junctions could be put under more pressure. Therefore it is proposed that the next stages of modelling work investigate this further. Journey time analysis, which has not yet been carried out for the Emerging Option, would, for example, help to identify those sections of the network which would be most likely to experience greater delay – as was carried out in Technical Note 2.

The key parts of the network for which mitigation measures have already been identified, as set out in Technical Note 2, are summarised in Table 4.1. The locations are shown in Figure 4-1.

Table 4.1 Key issues arising from Spatial Options A-E (Technical Note 2)

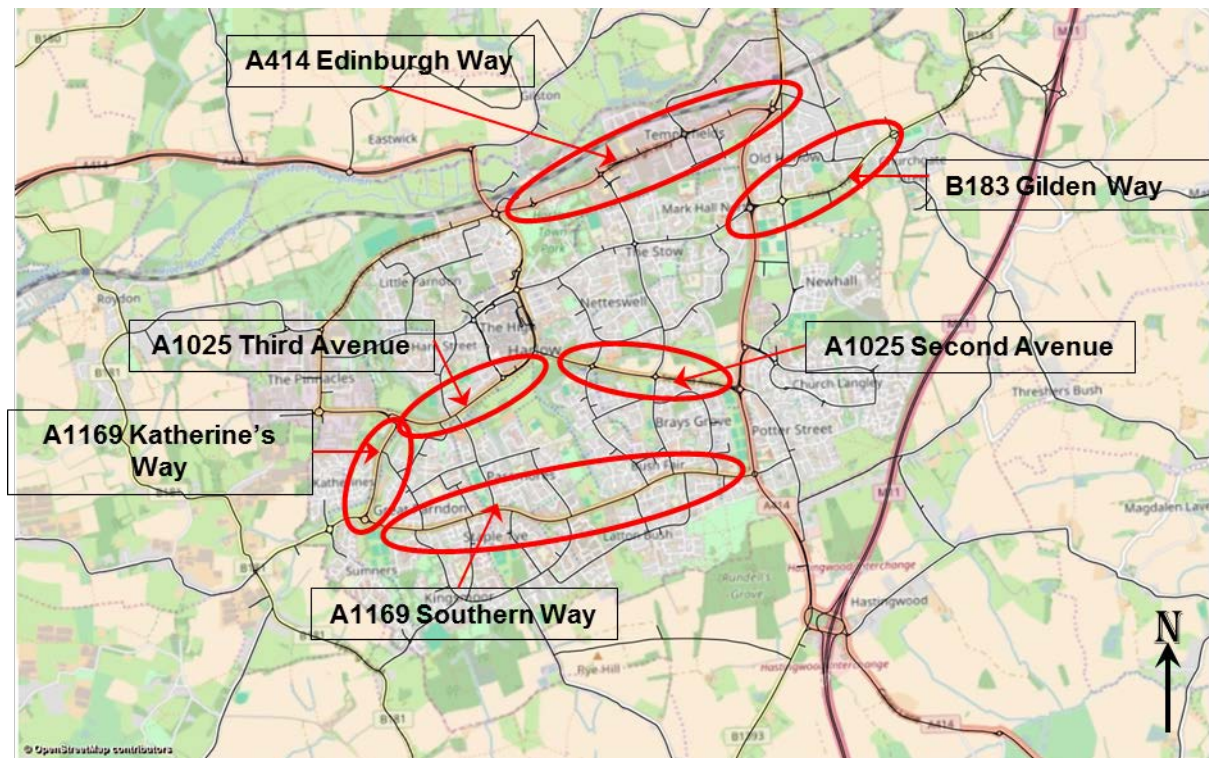
Corridor	Location	Issue	Next Steps
A414	Edinburgh Way/Howard Way and Edinburgh Way/Harlow Retail Park	Junction capacity issue	Identify improvement/mitigation schemes, using more detailed junction modelling;
A1025 Southern Way	Howard Way/Tillwicks Rd & Manston Rd/Tripton Rd	Junction capacity issue	Identify improvement/mitigation schemes, using more detailed junction modelling
First Avenue / B183 Gilden Way	Gilden Way/London Rd & Gilden Way/Churchgate St	Junction capacity issue	VISSIM model has enabled additional mitigation measures to be identified
	Whole corridor	East Harlow site impact	Highway access strategy
A1184 corridor	Station Rd/West Rd, Sawbridgeworth	Junction Capacity issues	Within Herts; identify improvement/mitigation schemes, using more detailed junction modelling
A1169/A1025 Third Ave corridor	Abercrombie Way	Junction Capacity issues	Identify improvement/mitigation schemes, using more detailed junction modelling

Corridor	Location	Issue	Next Steps
A1169 Southern Way corridor	Tillwick Rd	Junction Capacity and network routing issues	Traffic management measures including additional crossings and reduced speed limit
	Katherine's Way/Southern Way	Network routing issues	Reconfiguration of junction to discourage through traffic from using Southern Way, with analysis, using more detailed junction modelling

It is concluded that the analysis of the Emerging Option has not yet identified any additional areas which would require further mitigation, although it may impact on the level of relief these measures may require. Therefore the next steps are similar to those indicated by the Spatial Options A-E analysis, as set out above.

A further key element is the delivery of sustainable transport measures, in order to reduce strain on the network from existing development as well as that of committed and forecast development. This forms a key part of the Harlow and Gilston Garden Town proposals, including delivery of sustainable transport corridors across the town.

Figure 4-1 Locations Identified for additional improvements and/or study



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References

Jacobs, March 2017, "WEEH Technical Note 1: Forecast Methodology"

Jacobs , March 2017, "WEEH Technical Note 2: Spatial Options A-E (March 2016)"

Appendix A. Uncertainty Log

							2033 Housing Values (dwellings)			2033 Jobs Values (jobs)	
DISTRICT	Log Ref	SCHEME DESCRIPTION	HMA Spatial Categorisation [complete/Permission/Windfall/potential/Greater Harlow/New Settlement]	PRIMARY DEVELOPMENT TYPE	DEVELOPMENT LOCATION	LOCATION	Ref Case	Emerging Option	FINAL Use Class ID (use for model)	Ref Case	Emerging Option
East Herts	22	The Good's Yard Site (Policy BISH3)	Potential	Residential	Bishop's Stortford			400	Housing		
East Herts	22	The Good's Yard Site (Policy BISH3)	Potential	Hotel	Bishop's Stortford				Hotel_bed	0	27
East Herts	22	The Good's Yard Site (Policy BISH3)	Potential	Retail	Bishop's Stortford				Retail_Park	0	32
East Herts	24	Reserve Secondary School Site, Hadham Road (Policy BISH5) Planning permission granted for school on ASR (BISH8 site) so dwellings can be assumed	Potential	Residential	Bishop's Stortford		163	163	Housing		
East Herts	25	Site East of Manor Links (Policy BISH6)	Potential	Residential	Bishop's Stortford			50	Housing		
East Herts	26	Land South of Bishop's Stortford (Policy BISH7)	Potential	Residential	Bishop's Stortford			750	Housing		
East Herts	26	Land South of Bishop's Stortford (Policy BISH7)	Potential	Business Park	Bishop's Stortford				Business Park_B1		1364
East Herts	26	Land South of Bishop's Stortford (Policy BISH7)	Potential	Education	Bishop's Stortford				Wait for MY update		0
East Herts	27	Land West of Hoggate's Wood (Policy BISH8). Access off new rbt on Hadham Rd	Potential	Residential	Bishop's Stortford		857	857	Housing		
East Herts	27	Land West of Hoggate's Wood (Policy BISH8). Access off new rbt on Hadham Rd	Potential	Education	Bishop's Stortford				Wait for MY update	0	0
East Herts	28	Land Between Hoggate's Wood and Farnham Road (Policy BISH8)	Potential	Residential	Bishop's Stortford		1343	1343	Housing		
East Herts	28	Land Between Hoggate's Wood and Farnham Road (Policy BISH8)	Potential	Employment	Bishop's Stortford				Office_B1	0	543
East Herts	28	Land Between Hoggate's Wood and Farnham Road (Policy BISH8)	Potential	Education	Bishop's Stortford				Wait for MY update	0	0
East Herts	29	Land East of Farnham Road (Policy BISH8)	Potential	Residential	Bishop's Stortford		329	329	Housing		
East Herts	30	Bishop's Stortford High School Site, London Road	Potential	Residential	Bishop's Stortford			150	Housing		
East Herts	33	Land North of West Road (Policy SAWB2)	Potential	Residential	Sawbridgeworth			125	Housing		
East Herts	34a	Land to North of Sawbridgeworth	Potential	Residential	Sawbridgeworth			200	Housing		
East Herts	34	Land south of West Road (SAWB3)	Potential	Residential	Sawbridgeworth			175			
East Herts	35	Land in Mead Lane Area (Policy HERT2)	Potential	Residential	Hertford			193	Housing		

							2033 Housing Values (dwellings)			2033 Jobs Values (jobs)	
DISTRICT	Log Ref	SCHEME DESCRIPTION	HMA Spatial Categorisation [complete/Permission/Windfall/potential/Greater Harlow/New Settlement]	PRIMARY DEVELOPMENT TYPE	DEVELOPMENT LOCATION	LOCATION	Ref Case	Emerging Option	FINAL Use Class ID (use for model)	Ref Case	Emerging Option
East Herts	36	Land North of Welwyn Road (Policy HERT3)	Potential	Residential	Hertford			300	Housing		
East Herts	37	Land South of Welwyn Road / Thieves Road (Policy HERT3)	Potential	Residential	Hertford			250	Housing		
East Herts	38	Land North of Hertford (Policy HERT4)	Potential	Residential	Hertford			50	Housing		
East Herts	39	Land South of Hertford (Policy HERT5)	Potential	Residential	Hertford			50	Housing		
East Herts	40b	Land North and East of Ware (Policy WARE3)	Potential	Residential	Ware			1000	Housing		
East Herts	40b	Land North and East of Ware (Policy WARE3)	Potential	Education	Ware						0
East Herts	42	Infill Development in Group 1 Villages (Policy VILL1)	Potential	Residential	Puckeridge			125	Housing		
East Herts	43	Infill Development in Group 1 Villages (Policy VILL1)	Potential	Residential	Watton-at-Stone			85	Housing		
East Herts	43a	Infill Development in Group 1 Villages (Policy VILL1)	Potential	Residential	High Cross			15	Housing		
East Herts	43b	Infill Development in Group 1 Villages (Policy VILL1)	Potential	Residential	Braughing			123	Housing		
East Herts	43c	Infill Development in Group 1 Villages (Policy VILL1)	Potential	Residential	Hunsdon			37	Housing		
East Herts	43d	Infill Development in Group 1 Villages (Policy VILL1)	Potential	Residential	Little Hadham and Hadham Ford			25	Housing		
East Herts	43e	Infill Development in Group 1 Villages (Policy VILL1)	Potential	Residential	Widford			19	Housing		
East Herts	44	Infill Development in Group 1 Villages (Policy VILL1)	Potential	Residential	Standon			63	Housing		
East Herts	45	Infill Development in Group 1 Villages (Policy VILL1)	Potential	Residential	Much Hadham			49	Housing		
East Herts	46	Infill Development in Group 1 Villages (Policy VILL1)	Potential	Residential	Walkern			47	Housing		
East Herts	47	Land East of London Road (Policy BUNT2)	Potential	Residential	Buntingford		316	0	Housing		
East Herts	48	Land West of Ermine Street (Policy BUNT3)	Potential	Residential	Buntingford		180	0	Housing		
East Herts	49	Henderson Development, The Causeway	Potential	Residential	Bishop's Stortford			50	Housing		
East Herts	49	Henderson Development, The Causeway	Potential	Retail - foodstore extension	Bishop's Stortford				Food_Superstore	0	29
East Herts	49	Henderson Development, The Causeway	Potential	Retail - town centre extension	Bishop's Stortford				Shopping_Centre	0	816
East Herts	49	Henderson Development, The Causeway	Potential	Hotel	Bishop's Stortford				Hotel_bed	0	37

							2033 Housing Values (dwellings)			2033 Jobs Values (jobs)	
DISTRICT	Log Ref	SCHEME DESCRIPTION	HMA Spatial Categorisation [complete/Permission/Windfall/potential/Greater Harlow/New Settlement]	PRIMARY DEVELOPMENT TYPE	DEVELOPMENT LOCATION	LOCATION	Ref Case	Emerging Option	FINAL Use Class ID (use for model)	Ref Case	Emerging Option
East Herts	50	Land to South of Hare Street Road (Area 1)	Permission	Residential	Buntingford		100	100	Housing		
East Herts	51	Land to South of Hare Street Road (Area 2 & 3)	Permission	Residential	Buntingford		180	180	Housing		
East Herts	52	Western Section (Gilston Park Estate) developed by CPP	Greater Harlow	Residential	Harlow	Greater Harlow		1386	Housing		
East Herts	52	Western Section (Gilston Park Estate) developed by CPP	Greater Harlow	Education	Harlow	Greater Harlow			Wait for MY update		0
East Herts	53	Land North of Harlow: The Gilston Park Estate (Northern Section) developed by Places for People	Greater Harlow	Residential	Harlow	Greater Harlow		1664	Housing		
East Herts	53	Land North of Harlow: The Gilston Park Estate (Northern Section) developed by Places for People	Greater Harlow	Education	Harlow	Greater Harlow			Wait for MY update		0
East Herts	54	East of Stevenage	Potential	Residential	Stevenage			600	Housing		0
East Herts	54a	Greater Little Hadham	New Settlement	Residential	Little Hadham				Housing		
East Herts	54a	Greater Little Hadham	New Settlement	Education	Little Hadham				Wait for MY update		
East Herts	58	Hertford Regional College, Scott's Road, Ware	Permission	Residential	Ware		49	49	Housing		
East Herts	59	Wallace Land, Buntingford Road (3/10/1522)	Permission	Residential	Puckeridge		14	14	Housing		
East Herts	60	Former Trinity Centre (3/11/0384)	Permission	Residential	Ware		14	14	Housing		
East Herts	65	Terlings Park, Eastwick Road, Gilston (3/11/0554)	Permission	Residential	Harlow	Greater Harlow	192	192	Housing		
East Herts	67	Former Fyfe Wilson Site, Station Road	Potential	Residential	Bishop's Stortford			42	Housing		
East Herts	68	Works, Southmill Road	Potential	Residential	Bishop's Stortford			0	Housing		
East Herts	69	Delivery Office & Post Office Site	Potential	Residential	Bishop's Stortford			0	Housing		
East Herts	70	Pearce House Site, Parsonage Lane	Permission	Residential	Bishop's Stortford		17	17	Housing		
East Herts	71	Sports Field, Birchwood High School	Potential	Residential	Bishop's Stortford			0	Housing		
East Herts	72	Land at Brazier's Field	Potential	Residential	Hertford			18	Housing		
East Herts	74	Sovereign House, Hertford	Permission	Residential	Hertford		84	84	Housing		
East Herts	75	South of Mead Lane (next to Hertford East Station)	Permission	Residential	Hertford		107	107	Housing		
East Herts	365	Land east of Welwyn Garden City	Potential	Residential	Welwyn Garden City			1350	Housing		
East Herts	365	Land east of Welwyn Garden City	Potential	Education	Welwyn Garden City						0
East Herts	392	High Cross Committed Dev	Permission	Residential	High Cross		57	57	Housing		
East Herts	393	Tewin Committed Dev	Permission	Residential	Tewin		8	8	Housing		
East Herts	394	Bps Stortford Committed Dev (remainder)	Permission	Residential	Bishop's Stortford		149	149	Housing		
East Herts	395	Buntingford Committed Dev	Permission	Residential	Buntingford		29	29	Housing		
East Herts	397	Hertford Police Station, SG13 7HD	Permission	Residential	Hertford		85	85	Housing		
East Herts	398	Hertford Committed Dev (remainder)	Permission	Residential	Hertford		351	351	Housing		
East Herts	399	Ware Committed Dev	Permission	Residential	Ware		167	167	Housing		
East Herts	400	Land north of Hare St Rd, Buntingford	Permission	Residential	Buntingford		160	160	Housing		

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East Herts	401	Rural Committed in vicinity of Aston/Benington	Permission	Residential	Aston		31	31	Housing		
East Herts	403	Rural Committed in vicinity of Broxbourne	Permission	Residential	Brickendon		14	14	Housing		
East Herts	406	Rural Committed in vicinity of Eastwick/Gilston	Permission	Residential	Eastwick		37	37	Housing		
East Herts	408	Rural Committed in vicinity of Hertford	Permission	Residential	Hertford		64	64	Housing		
East Herts	409	Rural Committed in vicinity of Puckeridge/Standon	Permission	Residential	Puckeridge		30	30	Housing		
East Herts	410	Rural Committed in vicinity of Sawbridgeworth	Permission	Residential	Sawbridgeworth		29	29	Housing		
East Herts	411	Rural Committed in vicinity of Ware	Permission	Residential	Ware		30	30	Housing		
East Herts	412	Rural Committed in vicinity of Welwyn	Permission	Residential	Welwyn Garden City		21	21	Housing		
East Herts	524	District Wide Completions	Completion	Residential	District Wide		503	503	Housing		
East Herts	525	District Wide Windfall Allowance	Windfall	Residential	District Wide			690	Housing		
East Herts	465	A602 Corridor site	New Settlement	Residential	Watton-at-Stone				Housing		
Epping Forest	225	SR-0176 St Just, 1 Powell Road, Buckhurst Hill	Potential	Residential	Buckhurst Hill			60	Housing		
Epping Forest	226	SR-0230 Electricity sub-station, Station Way, Roding Valley, Buckhurst Hill	Potential	Residential	Buckhurst Hill			30	Housing		
Epping Forest	227	SR-0014 Land adjoining 40A Hainault Road (Small)	Potential	Residential	Chigwell			10	Housing		
Epping Forest	229a	SR-0022 101-103 High Street, Chipping Ongar	Potential	Residential	Chipping Ongar			5	Housing		
Epping Forest	230	SR-0184 Land adjacent to High Ongar Road, High Ongar	Potential	Residential	Chipping Ongar			26	Housing		
Epping Forest	233	SR-0053 Land East of Brentwood Road, Marden Ash.	Potential	Residential	Chipping Ongar			7	Housing		
Epping Forest	234	SR-0268 Land to the South of Kettlebury Way, Ongar+	Potential	Residential	Chipping Ongar			43	Housing		
Epping Forest	237	SR-0281 St Johns Road Area, Epping Town Centre	Potential	Residential	Epping			50	Housing		
Epping Forest	237	SR-0281 St Johns Road Area, Epping Town Centre	Potential	Retail/Leisure	Epping				Shopping_Centre	0	105
Epping Forest	237	SR-0281 St Johns Road Area, Epping Town Centre	Potential	Retail/Leisure	Epping				Leisure_Centre	0	17
Epping Forest	237a	SR-0347 Epping Sports Centre	Potential	Residential	Epping			35	Housing		
Epping Forest	237a	SR-0347 Epping Sports Centre	Potential	Retail/Leisure	Epping				Shopping_Centre	0	53
Epping Forest	237a	SR-0347 Epping Sports Centre	Potential	Retail/Leisure	Epping				Leisure_Centre	0	8
Epping Forest	247	SR-0058 Land to North of Clay's Lane, Loughton, Essex, IG10 2RZ	Potential	Residential	Loughton / Debden		67	671	Housing		
Epping Forest	252	SR-0289 Vere Road, Loughton Broadway	Potential	Residential	Loughton / Debden			41	Housing		
Epping Forest	253	SR-0286 Burton Road, Loughton Broadway	Potential	Residential	Loughton / Debden			80	Housing		
Epping Forest	253	SR-0286 Burton Road, Loughton Broadway	Potential	Retail	Loughton / Debden				Shopping_Centre	0	53

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Epping Forest	254a	SR-0059 Land at 20 Albion Hill, Loughton	Potential	Residential	Loughton / Debden			10	Housing		
Epping Forest	264	SR-0036A Land at Blumans, North Weald	Potential	Residential	North Weald Bassett			220	Housing		
Epping Forest	269	SR-0080 Coppice Farm, Coppice Row, Theydon Bois, Essex, CM16 7OS	Potential	Residential	Theydon Bois			68	Housing		
Epping Forest	278	SR-0104 Land adjoining Parklands, Waltham Abbey	Potential	Residential	Waltham Abbey			11	Housing		
Epping Forest	279c	SR-0021 Land lying to the North of Honey Lane and west of Mason Way, Ninefields, Waltham Abbey, Essex	Potential	Residential	Waltham Abbey			10	Housing		
Epping Forest	325	East Harlow	Greater Harlow	Residential	Harlow	Greater Harlow	75	750	Housing		
Epping Forest	325	East Harlow	Greater Harlow	Employment	Harlow	Greater Harlow			Business Park_B1		
Epping Forest	325	East Harlow	Greater Harlow	Education	Harlow	Greater Harlow			Wait for MY update		
Epping Forest	333	West Katherines	Greater Harlow	Residential	Harlow	Greater Harlow	110	1100	Housing		
Epping Forest	372	SR-0046 Latton Priory Farm, London Road, Harlow; Residential led urban extension to Harlow	Greater Harlow	Residential	Thornwood	Greater Harlow	105	1050	Housing		
Epping Forest	372	SR-0046 Latton Priory Farm, London Road, Harlow; Residential led urban extension to Harlow	Greater Harlow	Employment	Thornwood	Greater Harlow			Business Park_B1	409	4091
Epping Forest	372	SR-0046 Latton Priory Farm, London Road, Harlow; Residential led urban extension to Harlow	Greater Harlow	Education	Thornwood	Greater Harlow			Wait for MY update		0
Epping Forest	374	SR-0066 Harlow Park Nursery, London Road, North Weald Bassett	Greater Harlow	Commercial	North Weald Bassett	Greater Harlow			Business Park_B1		784
Epping Forest	375	SR-0068 Land to the west of Sumners (bounded in part by Water Lane and Epping Road, Tylers Cross (also partly within Epping Upland and Harlow DC)); Residential led urban extension to Harlow	Greater Harlow	Residential	Roydon	Greater Harlow	100	1000	Housing		
Epping Forest	375	SR-0068 Land to the west of Sumners (bounded in part by Water Lane and Epping Road, Tylers Cross (also partly within Epping Upland and Harlow DC)); Residential led urban extension to Harlow	Greater Harlow	Education	Roydon	Greater Harlow			Wait for MY update		0
Epping Forest	378	SR-0092 Latton Park, London Road, Harlow	Greater Harlow	Commercial	North Weald Bassett	Greater Harlow			Office_B1	0	1842
Epping Forest	385	SR-0210 The Moores Estate, Church Lane, Roydon, Essex, CM19 5HS	Potential	Residential	Roydon			0	Housing		
Epping Forest	386	SR-0483 Southfield Nursery, Old House Lane, Roydon, CM19 5DH	Greater Harlow	Commercial	Roydon	Greater Harlow			Office_B1	0	72
Epping Forest	413	SR-0088 Land in School Lane, Chigwell	Potential	Residential	Chigwell			150	Housing		

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Epping Forest	414	SR-0433 Former Beis Shammai School, High Road, Chigwell, IG7 5DN	Potential	Residential	Chigwell			75	Housing		
Epping Forest	415	SR-0478 Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Potential	Residential	Chigwell			175	Housing		
Epping Forest	416	SR-0120 Bowes Field, Chipping Ongar	Potential	Residential	Chipping Ongar			100	Housing		
Epping Forest	417	SR-0102 Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar	Potential	Residential	Chipping Ongar			8	Housing		
Epping Forest	424	SR-0071 Land at Stonards Hill, Epping	Potential	Residential	Epping		30	300	Housing		
Epping Forest	426	SR-0113 Land South of Brook Road, Epping	Potential	Residential	Epping			128	Housing		
Epping Forest	427	SR-0219 Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA	Potential	Residential	Waltham Abbey			16	Housing		
Epping Forest	428	SR-0482 Land adjoining Mason Way, Waltham Abbey	Potential	Residential	Waltham Abbey			21	Housing		
Epping Forest	429	SR-0481 Land to the South of Hillhouse Primary School, Waltham Abbey	Potential	Residential	Waltham Abbey			88	Housing		
Epping Forest	430	SR-0020 Land at Paternoster Hill, Waltham Abbey	Potential	Residential	Waltham Abbey		26	260	Housing		
Epping Forest	431	SR-0035 Land at Epping Road, Roydon	Potential	Residential	Roydon			0	Housing		
Epping Forest	432	SR-0169 The Old Coal Yard, off 32 High Street, Roydon	Potential	Residential	Roydon			0	Housing		
Epping Forest	433	SR-0117 The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW	Potential	Residential	Roydon			0	Housing		
Epping Forest	434	SR-0228A Theydon Bois LU Car Park	Potential	Residential	Theydon Bois			22	Housing		
Epping Forest	435	SR-0228B Land and commercial yard adjacent to station off Coppice Row, CM16 7	Potential	Residential	Theydon Bois			30	Housing		
Epping Forest	436	SR-0070 Land at Forest Drive, Theydon Bois	Potential	Residential	Theydon Bois			28	Housing		
Epping Forest	438	SR-0186 Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar	Potential	Residential	Chipping Ongar			10	Housing		
Epping Forest	439	SR-0090 Land to east of Longfields, Ongar	Potential	Residential	Chipping Ongar			114	Housing		
Epping Forest	440	SR-0036B Land at Blumans, North Weald	Potential	Residential	North Weald Bassett			102	Housing		
Epping Forest	441	SR-0501 Playing field at New House Lane, North Weald	Potential	Residential	North Weald Bassett			70	Housing		
Epping Forest	442	SR-0003 Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex	Potential	Residential	North Weald Bassett			200	Housing		
Epping Forest	443	SR-0417 Land east of Church Lane/West of Harrison Drive, North Weald Bassett	Potential	Residential	North Weald Bassett			55	Housing		
Epping Forest	444	SR-0119(PART OF) North Weald Airfield, Merlin Way, North Weald Essex, CM16 6AA	Potential	Residential	North Weald Bassett			219	Housing		
Epping Forest	444	SR-0119(PART OF) North Weald Airfield, Merlin Way, North Weald Essex, CM16 6AA	Potential	Commercial	North Weald Bassett				Office_B1	0	324

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Epping Forest	445	SR-0158C Land at North Weald Bassett, East of Church Lane	Potential	Residential	North Weald Bassett			99	Housing		
Epping Forest	446	SR-0158B West of Church Lane	Potential	Residential	North Weald Bassett			38	Housing		
Epping Forest	447	SR-0076 Land south of Vicarage Lane, North Weald	Potential	Residential	North Weald Bassett			91	Housing		
Epping Forest	447	SR-0076 Land south of Vicarage Lane, North Weald	Potential	Commercial	North Weald Bassett				Office_B1		312
Epping Forest	448	SR-0158A Land at North Weald Bassett, South of Vicarage Lane	Potential	Residential	North Weald Bassett			200	Housing		
Epping Forest	449	SR-0455 Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL	Potential	Residential	North Weald Bassett			12	Housing		
Epping Forest	450	SR-0195A Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP	Potential	Residential	North Weald Bassett			40	Housing		
Epping Forest	451	SR-0309(PART OF) North Weald Bassett, North East Area	Potential	Residential	North Weald Bassett			200	Housing		
Epping Forest	452	SR-0418 (PART OF) Chase Farm & Redricks Nursery and North Weald Nursery	Potential	Residential	North Weald Bassett			70	Housing		
Epping Forest	452	SR-0418 (PART OF) Chase Farm & Redricks Nursery and North Weald Nursery	Potential	Commercial	North Weald Bassett				Office_B1	0	292
Epping Forest	509	'Givens' (Completion/Permission/Windfall) to be distributed across district based on EFDC GIS info	Permission	Residential	Epping Forest		2000	1800	Housing		
Harlow	298	Land North of Gilden Way	Permission	Residential	Harlow	Greater Harlow	900	900	Housing		
Harlow	299	Kitson Way Multi Story Car Park Site	Potential	Residential	Harlow	Greater Harlow		170	Housing		
Harlow	300	New Pond Street	Potential	Residential	Harlow	Greater Harlow		31	Housing		
Harlow	304	Parcel 1 of New Hall Phase 1	Permission	Residential	Harlow	Greater Harlow	328	328	Housing		
Harlow	305	New Hall Phase 2 & 3	Permission	Residential	Harlow	Greater Harlow	1780	1780	Housing		
Harlow	305	New Hall Phase 2 & 3	Permission	Education	Harlow	Greater Harlow			Wait for MY update	0	0
Harlow	305a	Parcel 2 New Hall Phase 2	Permission	Residential	Harlow	Greater Harlow	239	239	Housing		
Harlow	389	Peartree Business Centre South Rd. CM20 2BD (PD PrNotice)	Permission	Residential	Harlow	Greater Harlow	24	24	Housing		
Harlow	390	Redstone House, Crown gate (PD PrNotice) (superceeds 437/13)	Permission	Residential	Harlow	Greater Harlow	24	24	Housing		
Harlow	391	Site at Greenway House, The Parkway, Harlow CM19 5QD	Permission	Residential	Harlow	Greater Harlow		55	Housing		
Harlow	307	Motorsales Site, Fifth Avenue	Permission	Residential	Harlow	Greater Harlow		102	Housing		
Harlow	310	Various Small Sites < 20 dwellings	Permission	Residential	Harlow	Greater Harlow	113	113	Housing		
Harlow	311	Land to South of Berecroft	Potential	Residential	Harlow	Greater Harlow	29	294	Housing		
Harlow	312	Ram Gorse Site	Permission	Residential	Harlow	Greater Harlow	125	125	Housing		
Harlow	313	Rectory Field Playing Field	Potential	Residential	Harlow	Greater Harlow		70	Housing		
Harlow	314	Playing Field to West of Deer Park	Potential	Residential	Harlow	Greater Harlow		69	Housing		

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Harlow	315	Playing Field to East of Radburn Close & South of Clifton Hatch	Potential	Residential	Harlow	Greater Harlow		69	Housing		
Harlow	316	Playing Field to South of Gilden Way	Potential	Residential	Harlow	Greater Harlow		67	Housing		
Harlow	317	The Angle Site	Potential	Residential	Harlow	Greater Harlow		69	Housing		
Harlow	318	Lister House, Staple Tye Mews - West of Riddings Lane	Potential	Residential	Harlow	Greater Harlow		42	Housing		
Harlow	319	Land North West of Kingsland	Potential	Residential	Harlow	Greater Harlow		42	Housing		
Harlow	320	Land South of Hawthorns & West of Riddings Lane	Potential	Residential	Harlow	Greater Harlow		35	Housing		
Harlow	321	Purford Green School	Potential	Residential	Harlow	Greater Harlow		30	Housing		
Harlow	322	Land Adjacent to Katherines School	Potential	Residential	Harlow	Greater Harlow		27	Housing		
Harlow	323	Land East of Downs School	Potential	Residential	Harlow	Greater Harlow		25	Housing		
Harlow	324	Various Small Sites < 20 dwellings	Potential	Residential	Harlow	Greater Harlow		153	Housing		
Harlow	326	Land at Wych Elm	Potential	Residential	Harlow	Greater Harlow	50	500	Housing		
Harlow	327	Barley Croft, Lower Meadow, The Briars, Copshall Close, Ayletts Field Area	Permission	Residential	Harlow	Greater Harlow	125	125	Housing		
Harlow	328	Terminus House and Car Park	Potential	Residential	Harlow	Greater Harlow		0	Housing		
Harlow	330	Northbrook Playing Fields	Potential	Residential	Harlow	Greater Harlow		0	Housing		
Harlow	331	Kingsmoor Recreation Centre	Potential	Residential	Harlow	Greater Harlow		0	Housing		
Harlow	332	Land East of 144-154 Fennells	Potential	Residential	Harlow	Greater Harlow		0	Housing		
Harlow	336	Harlow Enterprise Zone - London Road North	Permission	Employment	Harlow	Greater Harlow			Business Park_B1	3000	3000
Harlow	337	Harlow Enterprise Zone - London Road South	Permission	Employment	Harlow	Greater Harlow			Office_B1	1052	1052
Harlow	338	Harlow Enterprise Zone - Templefields North East	Permission	Employment	Harlow	Greater Harlow			Industrial Estate_B1	1479	1479
Harlow	383	SR-0146 Land East of Harlow, North of Church Langley and South of Sheering Road; Large strategic site on edge of Harlow, with only part of site within Epping Forest DC.	Potential	Residential	Harlow	Greater Harlow	260	2600	Housing		
Harlow	383	SR-0146 Land East of Harlow, North of Church Langley and South of Sheering Road; Large strategic site on edge of Harlow, with only part of site within Epping Forest DC.	Potential	Education	Harlow	Greater Harlow			Wait for MY update		0
Harlow	456	Public Health England transfer to old GSK site at The Pinnacles	Potential	Commercial	Harlow	Greater Harlow			Business Park_B1	3000	3000
Uttlesford	206	Land South of Stanley Road	Permission	Residential	Great Chesterford		50	50	Housing		
Uttlesford	212	Land at Priors Green	Permission	Residential	Takeley		65	65	Housing		
Uttlesford	361	MANUDEN land off The Street, committed	Permission	Residential	Manuden		5	5	Housing		
Uttlesford	388	Easton Park potential land allocation	new settlement	Residential	Great Dunmow			1400	Housing		
Uttlesford	388	Easton Park potential land allocation	new settlement	Education	Great Dunmow				Wait for MY update		0

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Uttlesford	466	Boxted Wood/Andrewsfield potential land allocation	new settlement	Residential	Great Dunmow			1400	Housing		
Uttlesford	466	Boxted Wood/Andrewsfield potential land allocation	new settlement	Education	Great Dunmow				Wait for MY update		0
Uttlesford	192	Former Willis and Gambier Site, Radwinter Road	Permission	Residential	Saffron Waldon		52	52	Housing		
Uttlesford	193	The Ashdon Road Commercial Centre	Permission	Residential	Saffron Waldon		167	167	Housing		
Uttlesford	193	The Ashdon Road Commercial Centre	Permission	Employment	Saffron Waldon				Office_B1	1034	1034
Uttlesford	194	Land West of Great Dunmow, north of Stortford Road	Permission	Residential	Great Dunmow		790	790	Housing		
Uttlesford	194	Land West of Great Dunmow, north of Stortford Road	Permission	Education	Great Dunmow				Wait for MY update	0	0
Uttlesford	197	Land West of Chelmsford Road	Permission	Residential	Great Dunmow		300	300	Housing		
Uttlesford	197	Land West of Chelmsford Road	Permission	Employment	Great Dunmow				Office_B1	517	517
Uttlesford	198	Land at Woodlands Park	Permission	Residential	Great Dunmow		966	966	Housing		
Uttlesford	198	Land at Woodlands Park	Permission	Education	Great Dunmow				Wait for MY update	0	0
Uttlesford	199	Land South of Ongar Road	Permission	Residential	Great Dunmow		100	100	Housing		
Uttlesford	200	Land North of Ongar Road	Permission	Residential	Great Dunmow		73	73	Housing		
Uttlesford	201	Land at Brick Kiln Farm	Permission	Residential	Great Dunmow		65	65	Housing		
Uttlesford	203	Land West of Station Road	Permission	Residential	Elsenham		155	155	Housing		
Uttlesford	204	Land West of Hall Road	Permission	Residential	Elsenham		130	130	Housing		
Uttlesford	205	Land South of Stansted Road	Permission	Residential	Elsenham		165	165	Housing		
Uttlesford	207	Land at Bury Water Lane / Whiteditch Lane	Permission	Residential	Newport		84	84	Housing		
Uttlesford	209	Land at Forest Hall Park	Permission	Residential	Stansted Mountfitchet		35	35	Housing		
Uttlesford	210	Land at Walpole Farm (north of Stansted Mountfitchet)	Permission	Residential	Stansted Mountfitchet		160	160	Housing		
Uttlesford	211	Land at Elms Farm	Permission	Residential	Stansted Mountfitchet		51	51	Housing		
Uttlesford	213	Land South of Dunmow Road, Brewers End	Permission	Residential	Takeley		100	100	Housing		
Uttlesford	214	Land South of Sampford Road	Permission	Residential	Thaxted		60	60	Housing		
Uttlesford	215	Land at Flitch Green	Permission	Residential	Flitch Green		132	132	Housing		
Uttlesford	220	Stansted Airport	Permission	Employment	Stansted Airport				Industrial Estate_B1	1277	1277
Uttlesford	220	Stansted Airport	Permission	Employment	Stansted Airport				Warehousing_B8	539	539
Uttlesford	339	Miscellaneous committed housing not previously highlighted	Permission	Residential	Saffron Waldon		460	460	Housing		
Uttlesford	346	Takeley/Little Canfield Policy 2: Land south of Dunmow Road and west of The Pastures/Orchard Fields	Permission	Residential	Takeley		41	41	Housing		
Uttlesford	347	Takeley/Little Canfield Policy 3: North View and 3 The Warren	Permission	Residential	Takeley		44	44	Housing		

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Uttlesford	348	Takeley/Little Canfield Policy 4: Land at Former Takeley Service Station and between Ridge House and Remarc	Permission	Residential	Takeley		15	15	Housing		
Uttlesford	352	Great Chesterford Policy 1: New World Timber and Great Chesterford Nursery, London Road	Permission	Residential	Great Chesterford		42	42	Housing		
Uttlesford	353	CLAVERING Policy 1: Land rear of the shop and Oxleys Close	Permission	Residential	Clavering		14	14	Housing		
uttlesford	354	HENHAM Policy 1: Land at Blossom Hill Farm, Chickney Road	Permission	Residential	Henham		21	21	Housing		
Uttlesford	355	HENHAM Policy 2: Land north of Chickney Road and west of Lodge Cottages	Permission	Residential	Henham		16	16	Housing		
Uttlesford	356	RADWINTER Policy 1: Land north of Walden Road	Permission	Residential	Radwinter		35	35	Housing		
Uttlesford	357	STEBBING Policy 1: Land east of Parkside and Garden Fields	Permission	Residential	Stebbing		30	30	Housing		
Uttlesford	359	FELSTED land at Watch House Green, committed	Permission	Residential	Felsted		25	25	Housing		
Uttlesford	360	HIGH RODING Land at Meadow House, committed	Permission	Residential	High Roding		31	31	Housing		
Uttlesford	362	QUENDON Land rear of Foxley House, committed	Permission	Residential	Quendon		19	19	Housing		
Uttlesford	363	CLAVERING Jubilee Works, committed	Permission	Residential	Clavering		24	24	Housing		
Uttlesford	195	Land West of Great Dunmow, south of Stortford Road	Potential	Residential	Great Dunmow		400	600	Housing		
Uttlesford	196	Land at Helena Romanes School	Potential	Residential	Great Dunmow		100	150	Housing		
Uttlesford	202	Land North of Elsenham	Potential	Residential	Elsenham				Housing		
Uttlesford	208	Land West of London Road; plus potential for site to accord with HMA larger village options	Potential	Residential	Newport		200	200	Housing		
Uttlesford	216	Alsa Street	Potential	Employment	Stansted Mountfitchet				Office_B1	0	512
Uttlesford	217	Bury Lodge Lane	Potential	Employment	Stansted Mountfitchet				Industrial Estate_B1	0	574
Uttlesford	217	Bury Lodge Lane	Potential	Employment	Stansted Mountfitchet				Warehousing_B8	0	351
Uttlesford	218	Chesterford Park	Potential	Employment	Little Chesterford				Business Park_B1	0	1045
Uttlesford	219	Gaunts End	Potential	Employment	Elsenham				Office_B1	0	4009
Uttlesford	221	Start Hill	Potential	Employment	Great Hallingbury				Industrial Estate_B1	42	42
Uttlesford	221	Start Hill	Potential	Employment	Great Hallingbury				Office_B1	171	171
Uttlesford	221	Start Hill	Potential	Employment	Great Hallingbury				Warehousing_B8	26	26
Uttlesford	349	Takeley Policy 5, Olivias, Dunmow Rd	Permission	Residential	Takeley		6	6	Housing		
Uttlesford	341	Committed sites previously omitted	Permission	Residential	Newport		33	33	Housing		

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Uttlesford	343	Miscellaneous committed housing not previously highlighted	Permission	Residential	Stansted Mountfitchet		16	16	Housing		
Uttlesford	344	Committed sites previously omitted	Permission	Residential	Takeley		12	12	Housing		
Uttlesford	350	Committed sites previously omitted	Permission	Residential	Thaxted		8	8	Housing		
Uttlesford	351	Committed sites previously omitted	Permission	Residential	Elsenham		47	47	Housing		
Uttlesford	364	Small Sites: to be spread across district	Permission	Residential	Uttlesford		172	172	Housing		
Uttlesford	178	Pre/Primary School		Educational	Saffron Waldon				Wait for MY update	0	0
Uttlesford	183	Pre/Primary School		Educational	Great Dunmow				Wait for MY update	0	0
Uttlesford	188	New Health Centre		Health Care	Elsenham				GPSurgeries_GPs		3
Uttlesford	189	Pre School		Educational	Great Chesterford				Wait for MY update	0	0
Uttlesford	191	Land East of Saffron Walden	Potential	Residential	Saffron Waldon		500	750	Housing		
Uttlesford	191	Land East of Saffron Walden	Potential	Employment	Saffron Waldon				Office_B1	1034	1034
Uttlesford	222	Stansted Airport		Airport	Stansted Airport				Stansted to be treated accordingly		NR - Stansted
Uttlesford	223	Stansted Airport		Airport	Stansted Airport				Stansted to be treated accordingly		NR - Stansted
Uttlesford	223a	Stansted Airport		Airport	Stansted Airport				Stansted to be treated accordingly		NR - Stansted
Uttlesford	224	Stansted Airport		Employment	Stansted Airport				Stansted to be treated accordingly		NR - Stansted
Uttlesford	387	Great Chesterford: land north of Bartholomew Close	Permission	Residential	Great Chesterford		14	14	Housing		
Uttlesford	510	CLAVERING: Land south of Oxleys Cl	Permission	Residential	Clavering		14	14	Housing		
Uttlesford	511	Various Permissions in Gt Dunmow	Permission	Residential	Great Dunmow		36	36	Housing		
Uttlesford	512	Thaxted: Wedow Rd various sites with permission	Permission	Residential	Thaxted		106	106	Housing		
Uttlesford	513	Elsenham Nurseries Stansted Road Elsenham	Permission	Residential	Elsenham		40	40	Housing		
Uttlesford	514	Land east of St Edmunds Lane, Great dunmow	Permission	Residential	Great Dunmow		22	22	Housing		
Uttlesford	515	Former Ridleys Brewery Mill Lane Hartford End	Permission	Residential	Felsted		22	22	Housing		
Uttlesford	516	Land At Dell Lane Little Hallingbury	Permission	Residential	Little Hallingbury		16	16	Housing		
Uttlesford	517	Land s of Wyndhams Croft & land opp Branksome	Permission	Residential	Newport		30	30	Housing		
Uttlesford	518	25 Barnards Field, Thaxted	Permission	Residential	Thaxted		7	7	Housing		
Uttlesford	519	9-10 Everitt Rd, Saffron Walden	Permission	Residential	Saffron Waldon		7	7	Housing		

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Uttlesford	520	Canfield Nursery Bullocks Lane Takeley	Permission	Residential	Takeley		7	7	Housing		
Uttlesford	521	Kings Head North St Great Dunmow	Permission	Residential	Great Dunmow		6	6	Housing		
Uttlesford	522	Elsenham Goods Yard (North) Old Mead Lane Elsenham	Permission	Residential	Elsenham		6	6	Housing		
Uttlesford	523	Land West of Cambridge Road, Newport	Permission	Residential	Newport		34	34	Housing		