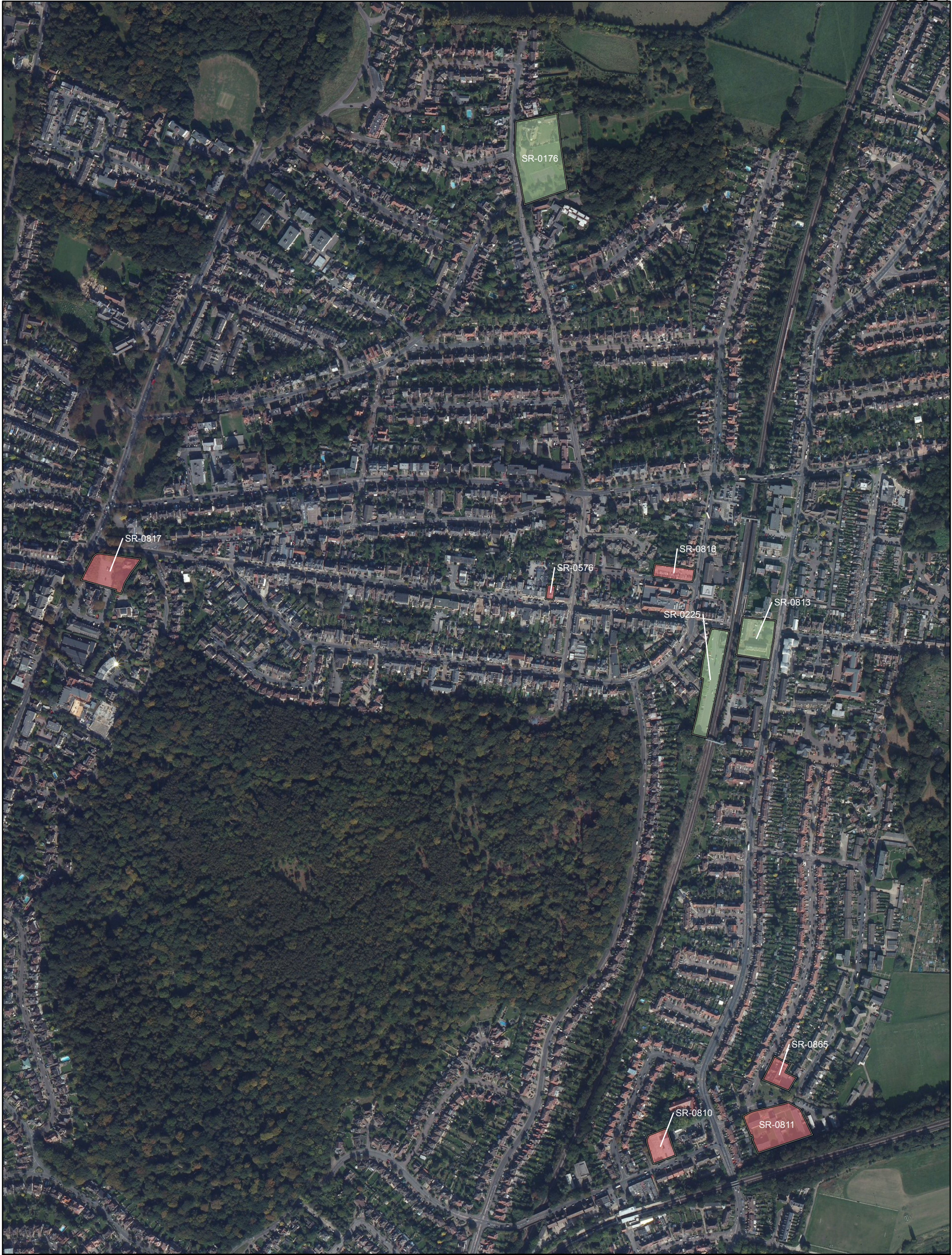


**B1.6.5      Results of Identifying Sites for Allocation**





<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	Drawing No. EFDC-S4-0001-Rev1	<div>Content</div> <div>Results of Assessments for Residential Sites in Buckhurst Hill</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div><div></div>Not proposed for allocation</div> <div><div></div>Proposed for allocation</div>	<div>N</div> <div></div>
	Date: September 2016			
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Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Buckhurst Hill

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0176	St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD	Buckhurst Hill	1.23	30	On-site restrictions have been identified, but it was judged that these could be overcome, and it was not felt that identified deficiencies in secondary school places would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0225	Queens Road, Lower Car Park, Buckhurst Hill, IG9 5	Buckhurst Hill	0.43	44	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0576	71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW	Buckhurst Hill	0.03	4	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has a complex ownership pattern and its availability is unknown, which may effect deliverability of the site. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. The site should not be allocated.
SR-0810	Community Facility north of Station Way, Buckhurst Hill, Essex	Buckhurst Hill	0.15	9	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has been identified as unavailable for development during the Plan period as existing uses cannot cease. It should not be allocated.
SR-0811	Site south of Hornbeam Road, Buckhurst Hill, Essex	Buckhurst Hill	0.51	29	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0813	Stores at Lower Queens Road, Buckhurst Hill, Essex	Buckhurst Hill	0.30	11	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five to ten years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0816	Car park at Back Lane, Buckhurst Hill, Essex.	Buckhurst Hill	0.12	11	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has been identified as unavailable for development during the Plan period and should not be allocated.
SR-0817	Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex	Buckhurst Hill	0.32	7	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period. It should not be allocated for development.
SR-0865	Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN	Buckhurst Hill	0.14	4	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The availability of the site is unknown and the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.





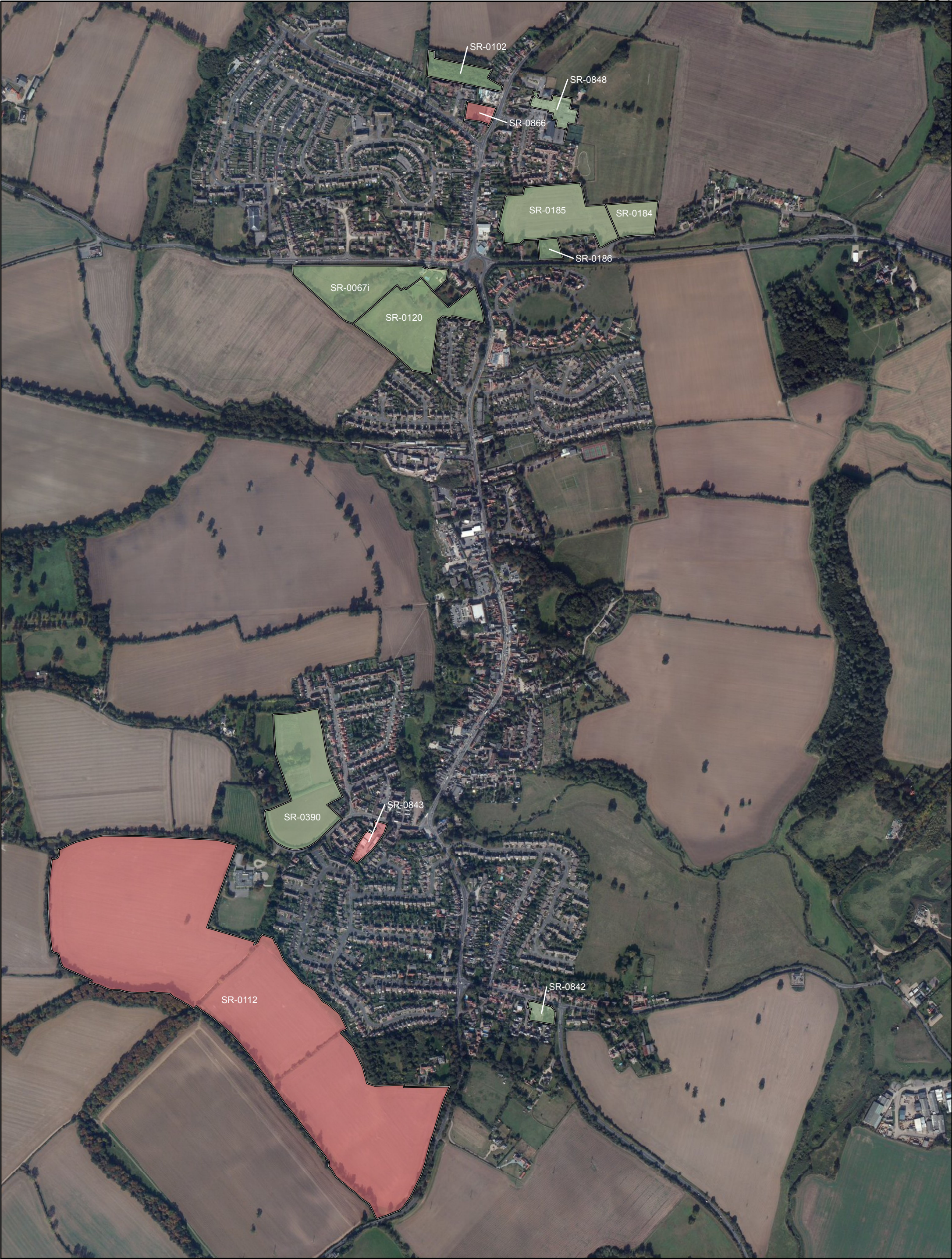
<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S4-0002-Rev1</div>	<div>Content</div> <div>Results of Assessments for Residential Sites in Chigwell</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div><div></div>Not proposed for allocation</div> <div><div></div>Proposed for allocation</div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:10,000 @A3</div>			



Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Chigwell

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0433	Former Beis Shammai School, High Road, Chigwell, IG7 5DN	Chigwell	2.03	29	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0478B	Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	1.66	66	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	The availability of this site is unknown, but there are no identified constraints or restrictions which would impact upon deliverability. It should be allocated for the Draft Plan consultation and reviewed when additional information is available.
SR-0557	The Limes Estate	Chigwell	22.59	210	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	The northern part of the site will be available during the Plan period and there are no constraints/restrictions which would impact upon deliverability. The remainder of the Estate would be re-developed during the next Plan period (post 2033).
SR-0588	Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU	Chigwell	1.64	52	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0601	Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	0.87	30	While on-site constraints and restrictions have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0820	Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex	Chigwell	5.03	189	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The landowner is promoting an overlapping site for development, which would result in the comprehensive redevelopment of the Lime Estate. It is unlikely that this area will come forward for development as a standalone site and it should not be allocated.
SR-0822	Green space at Warren Court, Chigwell, Essex	Chigwell	0.20	7	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has been identified as unavailable for development during the Plan period and should not be allocated.
SR-0823	Travelodge Hotel, Chigwell Road, Chigwell, Essex.	Chigwell	0.29	9	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Not proposed for allocation	Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period. It should not be allocated for development.
SR-0824	Volvo Car Dealership, High Road, Chigwell, Essex	Chigwell	0.16	18	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0825	Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex	Chigwell	0.19	8	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period. It should not be allocated for development.
SR-0869	46 Stradbroke Drive Chigwell Essex IG7 5QZ	Chigwell	0.20	5	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The availability of this site is unknown and it is not known when existing on-site uses would cease. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0894	140/142 Manor Road, Chigwell, Essex IG7 5PR	Chigwell	0.18	12	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and although there is some uncertainty over the timescale for existing uses to cease, it was judged that this would not prevent the site coming forward for development during the plan period. It should be allocated.
SR-0895	105 Manor Road/281 Fencepiece Road Chigwell Essex IG7 5PN	Chigwell	0.07	6	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and although there is some uncertainty over the timescale for existing uses to cease, it was judged that this would not prevent the site coming forward for development during the plan period. It should be allocated.
SR-0896	126 Manor Road, Chigwell, Essex, IG7 5PR	Chigwell	0.14	10	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and although there is some uncertainty over the timescale for existing uses to cease, it was judged that this would not prevent the site coming forward for development during the plan period. It should be allocated.
SR-0897	15 Stradbroke Drive, Chigwell, Essex, IG7 5QU	Chigwell	0.69	4	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site was identified as available within the next five years. However, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0898	Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT	Chigwell	0.42	9	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.









Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Chipping Ongar

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0067i	Land to the west of Ongar	Chipping Ongar	21.81	73	While on-site constraints and restrictions have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0102	Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar	Chipping Ongar	0.80	16	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0112	Land to the west of Stanford Rivers Road, Ongar	Chipping Ongar	31.30	660	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although this site was identified as available, it was judged that other sites in Chipping Ongar would enable the Council to focus growth in preferential areas to the north of the settlement and, cumulatively, would provide the desired development quantum for the settlement.
SR-0120	Bowes Field, Chipping Ongar	Chipping Ongar	3.34	135	On-site restrictions have been identified, but it was judged that these could be overcome, and it was not felt that identified deficiencies in secondary school places would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0184	0.96 ha plot of land adjacent to High Ongar Road, High Ongar	Chipping Ongar	0.88	30	Although a number of on-site constraints exist, it was not felt that these would be insurmountable and development would be achievable.	Proposed for allocation	This site was identified as available within five years. There is uncertainty over when on-site uses would cease, but no other identified constraints/restrictions would inhibit deliverability. It should be allocated.
SR-0185	2.9 ha plot of land adjacent to High Ongar Road, High Ongar	Chipping Ongar	3.06	124	Although a number of on-site constraints exist, it was not felt that these would be insurmountable and development would be achievable.	Proposed for allocation	This site was identified as available within five years. There is uncertainty over when on-site uses would cease, but no other identified constraints/restrictions would inhibit deliverability. It should be allocated.
SR-0186	Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar	Chipping Ongar	0.27	12	Although a number of on-site constraints exist, it was not felt that these would be insurmountable and development would be achievable.	Proposed for allocation	This site was identified as available within five years. There is uncertainty over when on-site uses would cease, but no other identified constraints/restrictions would inhibit deliverability. It should be allocated.
SR-0390	Greenstead Road, Ongar	Chipping Ongar	9.17	175	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	There are outstanding uncertainties over the ownership of part of the site, but most has been identified as available and there are no identified restrictions/constraints that would impact upon its deliverability. The site should be allocated.
SR-0842	Car park at The Stag pub, Brentwood Road, Chipping Ongar	Chipping Ongar	0.28	10	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0843	Industrial site south 'The Borough', Chipping Ongar, Essex.	Chipping Ongar	0.36	16	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period and it should not be allocated.
SR-0848	Ongar Leisure Centre, The Gables, Chipping Ongar, Essex	Chipping Ongar	0.54	24	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five to ten years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0866	Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Ongar, Essex, CM5 0AL	Chipping Ongar	0.29	3	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The availability of this site is unknown. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.





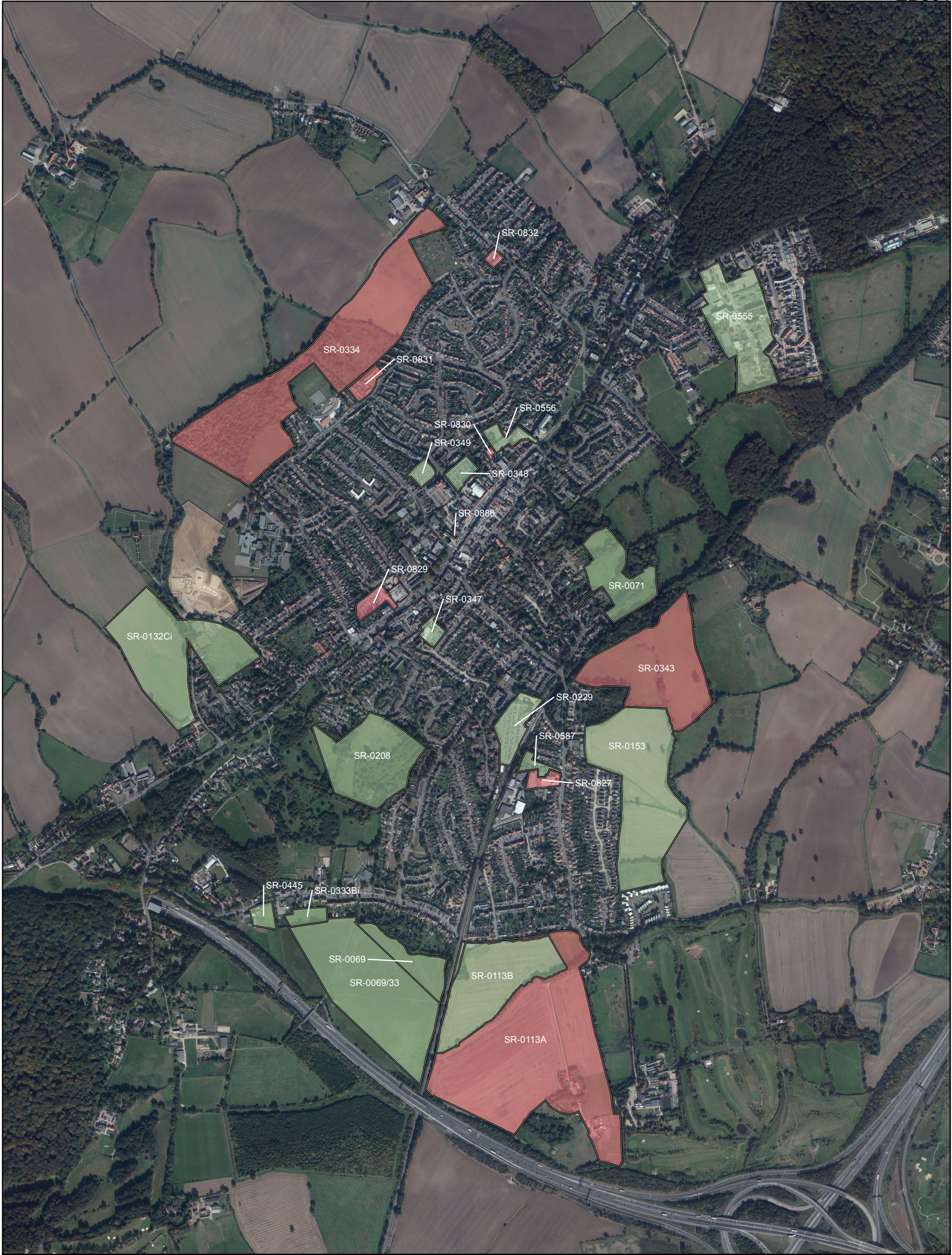




Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Coopersale

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0404	Institute Road Allotments, Coopersale	Coopersale	0.79	27	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0405	Coopersale Cricket Club and Coopersale and Theydon Garnon Primary School Playing Fields	Coopersale	1.72	19	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five to ten years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.





<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S4-0006-Rev1</div>	<div>Content</div> <div>Results of Assessments for Residential Sites in Epping</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div><div>Not proposed for allocation</div><div>Proposed for allocation</div></div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:10,000 @A3</div>			



Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Epping

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0069	Land at Ivy Chimneys Road, Epping	Epping	1.92	78	On-site restrictions have been identified, but it was judged that these could be overcome, and it was not felt that identified deficiencies in secondary school places would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0069/33	South of Epping Town	Epping	12.47	255	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	The availability of this site is unknown, but there are no identified constraints or restrictions which would impact upon deliverability. It should be allocated for the Draft Plan consultation and reviewed when additional information is available.
SR-0071	Land at Standards Hill, Epping	Epping	14.43	115	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0113A	Land South of Brook Road, Epping	Epping	26.08	687	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The landowner is promoting an overlapping site for development. It is unlikely that this area will come forward for development as a standalone site and it should not be allocated.
SR-0113B	Land to the South of Brook Road, Epping	Epping	6.78	244	While on-site constraints and restrictions have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0132Ci	Epping Sports Club, Lower Bury Lane	Epping	8.92	49	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five to ten years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0153	Land north of Stewards Green Road, Epping	Epping	14.75	305	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0208	Theydon Place, Epping	Epping	5.93	66	Although a number of on-site constraints exist, it was not felt that these would be insurmountable and development would be achievable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0229	Epping LU Car Park and land adjacent to station, off Station Road, CM16 4	Epping	1.60	89	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0333Bi	Epping, south west area	Epping	14.78	24	On-site restrictions have been identified, but it was judged that these could be overcome, and it was not felt that identified deficiencies in secondary school places would adversely affect the achievability of the site.	Proposed for allocation	To ensure a coordinated approach to development around neighbouring sites SR-0069/333b and SR-0069, a small area in the north-west of this site should be allocated.
SR-0334	Epping, north west area	Epping	16.44	230	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely achievability during the Plan period and it should not be allocated.
SR-0343	Land east of Garnon Cottage, Bower Hill, Epping	Epping	8.29	295	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The site was subject to a Land Registry search which found no titles were held for the majority of the site. The lack of ownership information for the site and confirmation as to the sites availability means it should not be allocated for development.
SR-0345	Coniston Court, Bower Hill, Epping, CM16 7BH	Epping	0.40	19	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0347	Epping Sports Centre, Nicholl Road	Epping	0.43	44	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0348	Cottis Lane Car Park	Epping	0.56	54	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five to ten years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0349	Bakers Lane Car Park, Bakers Lane	Epping	0.42	41	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five to ten years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0445	Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping	1.20	23	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available and there are no constraints/restrictions which would impact upon its deliverability. The site should be allocated.
SR-0555	St Margaret's Hospital Site	Epping	5.64	181	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	Although there are outstanding issues over the availability of the site during the Plan period, there are no identified restrictions/constraints that would impact upon its deliverability and the site may be suitable for allocation.
SR-0556	Civic Offices, High Street, Epping.	Epping	1.26	42	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0587	Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping , Essex, CM16 7AS	Epping	0.40	22	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0827	Industrial site north of Bower Terrace, Epping, Essex	Epping	0.46	30	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0829	Tesco Car Park, High Street, Epping, Essex.	Epping	0.63	65	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The ownership and availability of this site is unknown and the site has not been actively marketed. It therefore should not be allocated.
SR-0830	Site east of Buttercross Lane, Epping, Essex	Epping	0.07	6	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although it is known that the site is in sole ownership, it will not be available for development during the Plan period and it should not be allocated.
SR-0831	Garage site, housing and green at Coronation Hill, Epping, Essex	Epping	0.57	19	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although it is known that the site is in sole ownership, it will not be available for development during the Plan period and it should not be allocated.





Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Epping

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0832	Tyre Service Centre, Lindsey Street, Epping, Essex	Epping	0.19	11	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site was identified as unavailable for development during the plan period and should not be allocated.
SR-0886	169 High Street, Epping, Essex, CM16 4BL	Epping	0.01	4	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although the site is identified as available, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.









Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Fyfield

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0049	Land south east of Ongar Road, Fyfield, Essex	Fyfield	2.65	82	On-site restrictions have been identified, but it was judged that these could be overcome, and it was not felt that identified deficiencies in secondary school places would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.









Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
High Ongar

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0181	Mill Lane, High Ongar, CM5 9RQ	High Ongar	0.32	10	Although on-site restrictions (ransom strips) have been identified, it was judged that mitigation could be identified during the Plan period, and it was not felt that identified deficiencies in secondary school places would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. Although ransom strips were identified on the site, it was felt that this restriction could be overcome. The site should be allocated.





<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S4-0005-Rev1</div>	<div>Content</div> <div>Results of Assessments for Residential Sites in Loughton</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div><div>Not proposed for allocation</div><div>Proposed for allocation</div></div>
	<div>Date: September 2016</div>		
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Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Loughton/Debden

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0226	Loughton London Underground car park, adjacent to station, off Old Station Road, IG10 4	Loughton/Debden	1.00	114	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within five years. There is uncertainty over when on-site uses would cease, but no other identified constraints/restrictions would inhibit deliverability. It should be allocated.
SR-0227	Debden LU Car Park and land adjacent to station, off Chigwell Lane, IG10 3	Loughton/Debden	1.66	193	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0286	Burton Road, Loughton Broadway	Loughton/Debden	1.38	0	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although it is known that the site is in sole ownership, it will not be available for development during the Plan period and it should not be allocated.
SR-0289	Vere Road, Loughton Broadway	Loughton/Debden	0.86	10	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next first five to ten years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0356	Borders Lane Playing Fields, Opposite Epping College	Loughton/Debden	4.78	304	While on-site constraints and restrictions have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next first five to ten years. Although it has not been marketed it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0358	Sandford Ave/Westall Road Amenity Open Space	Loughton/Debden	1.04	53	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next first five to ten years. Although it has not been marketed it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0360	Hillyfields Open Space, Loughton	Loughton/Debden	4.97	151	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The site is in multiple ownership and will not be available for development during the Plan period. It should not be allocated.
SR-0361	Colebrook Lane/Jessel Drive Amenity Open Space	Loughton/Debden	8.03	195	While on-site constraints have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next first five to ten years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0513A	Centric Parade, High Road, Loughton	Loughton/Debden	0.22	24	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The availability of this site is unknown and has not been actively promoted by the landowner. It therefore should not be allocated.
SR-0525	2 Connaught Avenue, Loughton, IG10 4DP	Loughton/Debden	0.08	5	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although the site is identified as available, it is not known when existing on-site uses would cease and the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0526	Golden Lion public house, Newmans Lane, Loughton	Loughton/Debden	0.35	30	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and although there is some uncertainty over the timescale for existing uses to cease, it was judged that this would not prevent it coming forward for development.
SR-0527	Royal Oak public house, Forest Road, Loughton, IG10 1EG	Loughton/Debden	0.14	14	On-site restrictions have been identified, but it was judged that these could be overcome, and it was not felt that identified deficiencies in primary or secondary school places would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0532	Trevalyn House, Goldings Hill, Loughton, IG10 2SP	Loughton/Debden	0.21	2	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although the site is identified as available, it is not known when existing on-site uses would cease and the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0548	Loughton Resource Centre	Loughton/Debden	0.58	35	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	The availability of this site is unknown, but there are no identified constraints or restrictions which would impact upon deliverability. It should be allocated for the Draft Plan consultation and reviewed when additional information is available.
SR-0549	Limber, 49 Church Lane	Loughton/Debden	0.19	3	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The availability of this site is unknown and it is not known when existing on-site uses would cease. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0565	Loughton library adjacent car park	Loughton/Debden	0.72	44	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	The availability of this site is unknown, but there are no identified constraints or restrictions which would impact upon deliverability. It should be allocated for the Draft Plan consultation and reviewed when additional information is available.
SR-0834	Car Park, west of High Road, Loughton, Essex	Loughton/Debden	0.18	30	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0835	Old Epping Forest College Site, Borders Lane, Loughton, Essex	Loughton/Debden	1.44	158	While on-site constraints and restrictions have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0836	Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping.	Loughton/Debden	0.16	9	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period and it should not be allocated.
SR-0867	Lucas McMullen, 258 High Road, Loughton, Essex, IG10 1RB	Loughton/Debden	0.04	9	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although this site is identified as available for development during the Plan period, it was judged subsequent to the indicative capacity assessment that the site is unlikely to support the minimum 6 units necessary for allocation. The site could proceed as windfall development but should not be allocated.
SR-0878	46 - 48 Station Road, Loughton, Essex, IG10 4NX	Loughton/Debden	0.14	12	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and although there is some uncertainty over the timescale for existing uses to cease, it was judged that this would not prevent it coming forward for development.
SR-0885	1 Spring Grove, Loughton, Essex, IG10 4QA	Loughton/Debden	0.04	7	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although the site is identified as available, it is not known when existing on-site uses would cease and it was judged subsequently to the indicative capacity assessment that the site is unlikely to support the minimum 6 units necessary for allocation. The site could proceed as windfall development but should not be allocated.





<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S4-00-Rev1</div>	<div>Content</div> <div>Results of Assessments for Residential Sites in Lower Nazeing</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div><div>Not proposed for allocation</div><div>Proposed for allocation</div></div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:6,500 @A3</div>			





Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Lower Nazeing

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0011	St. Leonard's Road, Nazeing, Essex (Known as 'Perry Hill')	Lower Nazeing	8.30	64	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0150	The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY	Lower Nazeing	1.43	33	While on-site constraints have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0300	Lower Nazeing, South Area	Lower Nazeing	19.04	88	While on-site constraints have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Proposed for allocation	Although the site is in multiple ownership, the majority of the owners are collaborating and much of the site was identified as available for development. There are no other constraints/restrictions which would impact upon its deliverability and the site should be allocated.
SR-0473	St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG	Lower Nazeing	7.66	33	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0599	Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ	Lower Nazeing	5.00	138	On-site restrictions have been identified. On balance, it was felt that these may be insurmountable during the Plan period and would impact upon the achievability of the site.	Not proposed for allocation	This site was identified as available, although restrictions are identified which may impact upon the achievability of the site. It is less preferential for development compared with other sites in this location and has not been identified for allocation.





<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S4-0010-Rev1</div>	<div>Content</div> <div>Results of Assessments for Residential Sites in Lower Sheering</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div><div>Not proposed for allocation</div><div>Proposed for allocation</div></div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:5,000 @A3</div>			





Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Lower Sheering

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0032	Land at Lower Sheering	Lower Sheering	0.64	26	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0121	Land at Sheering Lower Road, Sawbridgeworth	Lower Sheering	0.51	2	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although this site is identified as available for development during the Plan period, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0472	The Yard, R/O 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF	Lower Sheering	1.12	21	While on-site constraints have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Not proposed for allocation	Although this site was identified as available, it was judged that other sites in Lower Sheering were preferential in terms of their suitability and achievability. If these sites were allocated, they would cumulatively provide the desired development quantum in this settlement.









Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
North Weald Bassett

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0003	Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex	North Weald Bassett	9.10	276	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0036	Land at Blumans, North Weald (two sites)	North Weald Bassett	11.38	288	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0072	Land at Tylers Farm [271 High Road], North Weald	North Weald Bassett	1.29	21	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0076	Land south of Vicarage Lane, North Weald	North Weald Bassett	6.04	170	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site is part of a larger site which has been identified as suitable for allocation and it is unlikely that it would come forward as a standalone development. It should not be allocated.
SR-0158A	Land at North Weald Bassett, South of Vicarage Lane	North Weald Bassett	34.25	590	While on-site constraints and restrictions have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0195B	Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP	North Weald Bassett	3.42	91	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0417	Land east of Church Lane/West of Harrison Drive, North Weald Bassett	North Weald Bassett	1.84	49	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0455	Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL	North Weald Bassett	0.81	27	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0501	Playing field at New House Lane, North Weald	North Weald Bassett	2.33	0	Multiple on-site restrictions have been identified. On balance, it was felt that these may be insurmountable during the Plan period and would impact upon the achievability of the site.	Not proposed for allocation	It has not been possible to determine whether the site will be available for development during the Plan period and it may also be constrained by ransom strips and access restrictions. Furthermore, the site is used as playing fields which it was judged should not be developed. It was felt that these constraints could not be overcome.
SR-0512	St Clements, Vicarage Lane West, North Weald, CM16 6AL	North Weald Bassett	0.61	11	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	The availability of this site is unknown, but there are no identified constraints or restrictions which would impact upon deliverability. It should be allocated for the Draft Plan consultation and reviewed when additional information is available.









Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Roydon

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0035	Land at Epping Road, Roydon	Roydon	0.19	6	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0117	The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW	Roydon	1.31	62	On-site restrictions have been identified. On balance, it was felt that these may be insurmountable during the Plan period and would impact upon the achievability of the site.	Not proposed for allocation	This site is reliant on adjacent development to enable development to be brought forward. Adjacent sites have been identified as unsuitable for development, which would impact upon its deliverability as a standalone site. It should not be allocated.
SR-0169	The Old Coal Yard, off 32 High Street, Roydon	Roydon	0.53	8	Although the site has not yet been marketed and a number of on-site constraints have been identified, it was not felt that these would be insurmountable and development would be achievable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0197	Land adjacent to Kingsmead, Epping Road, Roydon, Essex	Roydon	0.50	10	Although the site has not yet been marketed and a number of on-site constraints have been identified, it was not felt that these would be insurmountable and development would be achievable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0304	Roydon, North East Area	Roydon	9.12	24	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.
SR-0890	Land at Epping Road, Roydon, Harlow, Essex	Roydon	6.33	15	While on-site constraints and restrictions have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available and there are no constraints/restrictions which would impact upon its deliverability. The site should be allocated.





<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	Drawing No. EFDC-S4-0013-Rev1	<div>Content</div> <div>Results of Assessments for Residential Sites in Sheering</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div><div>Not proposed for allocation</div><div>Proposed for allocation</div></div>	<div>N</div> <div></div>
	Date: September 2016			
	Scale: 1:5,000 @A3			





Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Sheering

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0033	Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU	Sheering	0.71	16	On-site restrictions have been identified, but it was judged that these could be overcome, and it was not felt that identified deficiencies in secondary school places would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0073	Land to the East of the M11, Sheering	Sheering	2.87	89	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0265	Land to South of Chambers Farm, Sheering	Sheering	4.46	139	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although this site was identified as available, it was judged that, on balance, other sites in Sheering were more preferential in terms of suitability and the proposed scale of development. If allocated, these would cumulatively provide the desired development quantum in this settlement.
SR-0311	Sheering, North Area	Sheering	22.37	12	On-site restrictions have been identified, but it was judged that these could be overcome, and it was not felt that identified deficiencies in secondary school places would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available and there are no constraints/restrictions which would impact upon its deliverability. It is a less preferential site for development compared with other sites in this location but may still be suitable for allocation.
SR-0449	Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering.	Sheering	0.33	6	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although this site was identified as available, it was judged that other sites in Sheering were preferential in terms of the SSM hierarchy and, if these were allocated, would cumulatively provide the desired development quantum in this settlement.





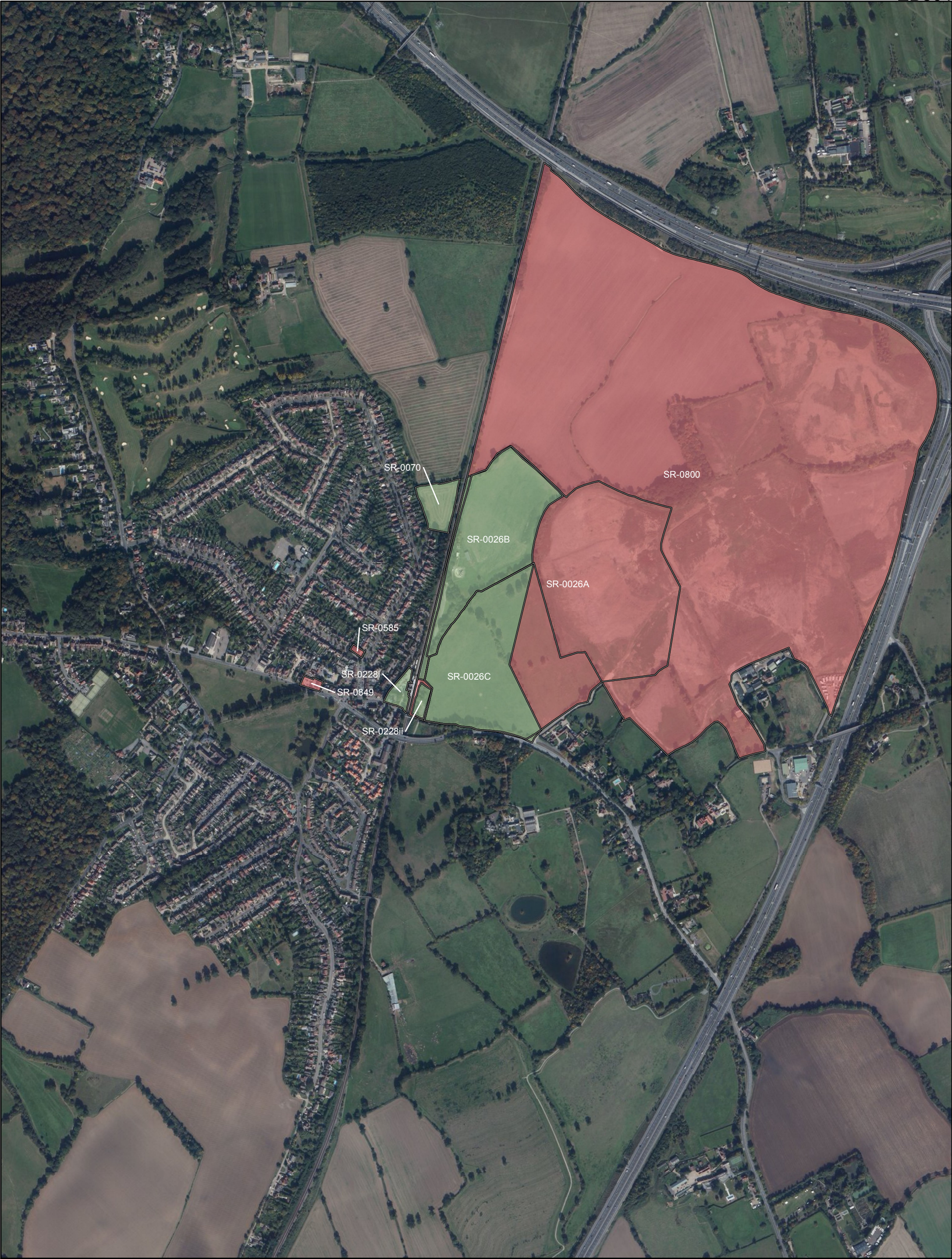




Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Stapleford Abbots

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0873	Rear of Mountford & Bishops Bron Oak Hill Road Stapleford Abbots Romford Essex RM4 1JL	Stapleford Abbots	0.57	10	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and although there is some uncertainty over the timescale for existing uses to cease, it was judged that this would not prevent it coming forward for development. The site should be allocated.





<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S4-0015-Rev1</div>	<div>Content</div> <div>Results of Assessments for Residential Sites in Theydon Bois</div> <div>Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community</div>	<div>Legend</div> <div><div>Not proposed for allocation</div><div>Proposed for allocation</div></div>	<div>N</div> <div></div>
	<div>Date: September 2016</div>			
	<div>Scale: 1:8,000 @A3</div>			





Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Theydon Bois

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0026A	Land adjacent to Theydon Bois bound by M25, M11, Coopersale Lane, Abridge Road and Central Line	Theydon Bois	30.33	615	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although this site is identified as available, it has a complex ownership pattern and it is not clear whether all landowners are supportive of development. Additionally, one of the landowners is promoting an overlapping site for development. The site should not be allocated.
SR-0026B	Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois	Theydon Bois	12.95	133	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available and there are no constraints/restrictions which would impact upon its deliverability. The site should be allocated.
SR-0026C	Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois	Theydon Bois	10.23	121	On-site restrictions have been identified, but it was judged that these could be overcome, and it was not felt that identified deficiencies in primary or secondary school places would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available and there are no constraints/restrictions which would impact upon its deliverability. The site should be allocated.
SR-0070	Land at Forest Drive, Theydon Bois	Theydon Bois	0.89	52	On-site restrictions have been identified, but it was judged that these could be overcome, and it was not felt that identified deficiencies in primary or secondary school places would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0228i	Theydon Bois LU Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	0.36	29	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0228ii	Theydon Bois LU Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	0.23	19	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available and there are no constraints/restrictions which would impact upon its deliverability. The site should be allocated.
SR-0585	21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA	Theydon Bois	0.06	3	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although this site is identified as available for development during the Plan period, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation. It should not be allocated.
SR-0800	Land to the East of Theydon Bois	Theydon Bois	103.26	177	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The landowner is promoting an overlapping site for development. It is unlikely that this area will come forward for development as a standalone site and it should not be allocated.
SR-0849	Tesco Express and Car Park, Coppice Row, Theydon Bois	Theydon Bois	0.12	7	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period and it should not be allocated.









Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Thornwood

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0043	Land at Weald Hall Lane, Thornwood	Thornwood	5.72	95	While on-site constraints have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Not proposed for allocation	Although this site was identified as available, it was judged that, on balance, other sites in Thornwood were preferential in terms of suitability and achievability. If allocated, these would cumulatively provide the desired development quantum in this settlement.
SR-0149	Tudor House, High Road, Thornwood, with adjacent land.	Thornwood	4.01	124	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0410	Land East of High Road, Thornwood	Thornwood	4.20	130	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The site was subject to a Land Registry search which found no titles were held for the majority of the site. The lack of ownership information for the site and confirmation as to the sites availability means it should not be allocated for development.







Appendix B1.6.5  
Decisions on Residential Sites for Allocation in  
Waltham Abbey

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Justification
SR-0061B	Land adjacent to north and south of A121, south of Waltham Abbey	Waltham Abbey	22.79	267	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although this site was identified as available, it was judged that other sites in Waltham Abbey were in more preferential locations for development. If allocated, these would cumulatively provide the desired development quantum in this settlement.
SR-0065	Land south of Honey Lane, north of M25 and west of Junction 26 of M25	Waltham Abbey	37.70	158	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although this site was identified as available, it was judged that other sites in Waltham Abbey were in more preferential locations for development. If allocated, these would cumulatively provide the desired development quantum in this settlement.
SR-0099	Lea Valley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	16.66	463	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0104	Land adjoining Parklands, Waltham Abbey	Waltham Abbey	4.34	132	While on-site constraints have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next five years. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0219	Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA	Waltham Abbey	0.65	44	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0370	Land off Beechfield Walk	Waltham Abbey	4.38	124	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although this site was identified as available, it was judged that other sites in Waltham Abbey were in more preferential locations for development. If allocated, these would cumulatively provide the desired development quantum in this settlement.
SR-0377	Parklands/Newteswell Drive amenity open space	Waltham Abbey	0.93	42	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places or GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has been identified as unavailable for development during the Plan period and should not be allocated.
SR-0379	Land off Town Mead Road	Waltham Abbey	0.16	7	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although it is known that the site is in sole ownership, it will not be available for development during the Plan period and it should not be allocated.
SR-0381	Darby Drive / Abbey Gardens Car Park	Waltham Abbey	0.97	17	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	This site was identified as available within the next five to ten years. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0385	Ninefields, Land at Hillhouse Drive inc. Abbey Youth Football Ground and Stoney Bridge Drive Allotments	Waltham Abbey	0.83	60	On-site restrictions have been identified, but it was judged that these could be overcome, and it was not felt that identified deficiencies in secondary school places would adversely affect the achievability of the site.	Proposed for allocation	This site was identified as available within the next first five to ten years. Although it has not been marketed it has no identified constraints or restrictions which would prevent it coming forward for development. The site should be allocated.
SR-0482	Land adjoining Mason Way, Waltham Abbey	Waltham Abbey	0.71	0	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The availability of this site is unknown and it is not known when existing on-site uses would cease. The site is also a playing field and therefore should not be developed on. The site should not be allocated.
SR-0541	W/Abbey Community Centre Saxon Way	Waltham Abbey	0.41	53	No on-site restrictions or constraints have been identified and there are no other constraints that have been judged as insurmountable.	Proposed for allocation	The availability of this site is unknown, but there are no identified constraints or restrictions which would impact upon deliverability. It should be allocated for the Draft Plan consultation and reviewed when additional information is available.
SR-0566	40/46 Sewardstone Street	Waltham Abbey	0.32	22	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in primary and secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has been identified as unavailable for development during the Plan period as existing uses cannot cease. It should not be allocated.
SR-0578A	Sherbrook Hostel, Sherbrook Road	Waltham Abbey	0.16	5	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has a complex ownership pattern and its availability is unknown, which may effect deliverability of the site. Additionally, the indicative capacity assessment suggests that it would not support the minimum 6 units necessary for allocation.
SR-0688	Grant Court Garages, Nos. 99-126, Waltham Abbey	Waltham Abbey	0.12	11	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has been identified as unavailable for development during the Plan period and should not be allocated.
SR-0690	Mallon Court Garages, Nos. 220-256, Waltham Abbey	Waltham Abbey	0.12	11	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in GP surgeries would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	This site has been identified as unavailable for development during the Plan period and should not be allocated.
SR-0853	Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex	Waltham Abbey	1.04	0	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The availability of this site is unknown and it is not known when existing on-site uses would cease. The site is also a playing field and therefore should not be developed on. The site should not be allocated.
SR-0854	Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex	Waltham Abbey	1.25	34	No on-site restrictions or constraints have been identified and it was not felt that identified deficiencies in secondary school places would be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The cumulative assessment demonstrates that there is an anticipated future shortfall of both school places in Waltham Abbey. This site has been identified as a potential expansion site for Leverton School and should not be allocated for residential use.
SR-0901	Langley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	1.18	48	While on-site constraints have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Not proposed for allocation	Although this site was identified as available, it was judged that other sites in Waltham Abbey were preferential hierarchically and, if these were allocated, would cumulatively provide the desired development quantum in this settlement.
SR-0902	Mile Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	0.46	21	While on-site constraints have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Not proposed for allocation	Although this site was identified as available, it was judged that other sites in Waltham Abbey were preferential in terms of the SSM hierarchy and their achievability and, if these were allocated, would cumulatively provide the desired development quantum in this settlement.
SR-0903	Waltham Abbey swimming pool, Roundhills, Waltham Abbey, EN9 1UP	Waltham Abbey	0.00	27	While on-site constraints and restrictions have been identified, it was felt that these would not be insurmountable and there are no other factors which would adversely affect the achievability of the site.	Proposed for allocation	Although this site was identified as available, it was judged that other sites in Waltham Abbey were preferential in terms of the SSM hierarchy and their achievability and, if these were allocated, would cumulatively provide the desired development quantum in this settlement.