












## **E1.8.3 Results of Identifying Sites for Allocation**

## Legend - Stage 6 and Stage 8.6 Traveller Maps

### Sites

-  Proposed for allocation
-  Not proposed for allocation

### Basemap

-  Motorway
-  A Road (Dual Carriageway)
-  A Road (Single Carriageway)
-  B Road
-  Railway Station
-  London Underground Station
-  National Rail
-  London Underground Central Line
-  Epping Ongar Heritage Railway



GRT-09

Harlow Road

Church Road

**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-TS6-0010-Rev2

Date: March 2018

Scale: 1:6,000 @A3

**Content**

Results of Stage 6 and Stage 8.6 Assessment for Traveller Sites in Moreton

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**Legend**

Proposed for allocation

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



**Appendix E1.8.3**  
**Results of Identifying Traveller Sites for Allocation in**  
**Moreton**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Pitches)	Assessment of Insurmountable Constraints	Decision	Justification
GRT-I_09	Lakeview, Moreton	Moreton	2.97	1	While on-site restrictions or constraints were identified, it was considered that these could be overcome. Identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	Although the site's availability is unknown, it is understood that the three related land owners are working collaboratively. The Gypsy and Traveller Accommodation Assessment (2017) identified overcrowding within the current site as families expand and that additional plots for Travelling Showpeople are needed in the area. Given the site is an intensification of an existing Travelling Showpeople site and there is identified need in the area, it is proposed for allocation for one yard.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

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**Content**  
Results of Stage 6 and Stage 8.6 Assessment for Traveller Sites in Nazeing, Lower Nazeing and Roydon Hamlet

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**Legend**

- Proposed for allocation
- Not proposed for allocation

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**Appendix E1.8.3**  
**Results of Identifying Traveller Sites for Allocation in**  
**Nazeing, Lower Nazeing and Roydon Hamlet**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Pitches)	Assessment of Insurmountable Constraints	Decision	Justification
GRT-E_07	Stoneshot View, Nazeing	Lower Nazeing	0.50	5	While on-site constraints were identified, it was considered that these could be overcome. Identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	Although the availability of the site is unknown, there are no known restrictions and identified constraints were considered to be mitigable. The site is in single ownership and given it is an extension to an existing traveller site, it is proposed for allocation for five new pitches.
T-I_02	James Mead, Waltham Road, Long Green, Nazeing, Essex, EN9 2LU	Nazeing	1.17	4	No on-site restrictions or constraints were identified. Identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	The site is in single ownership and is assumed to be available immediately on the basis that a pre-application enquiry was received in 2016. Given there are no identified restrictions or constraints, the site is proposed for allocation for intensification through the provision of four additional pitches.
T-SR-0171	Land at The Meadows, Carters Mead, Waltham Road, Nazeing, Essex, EN9 2LX	Nazeing	0.57	5	No on-site restrictions or constraints were identified. Identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The spatial strategy for accommodating growth is to distribute traveller sites across the District. It was considered that the new site would result in over-intensification of traveller accommodation in this area. The site is not proposed for allocation.
T-E_10	Rose Farm, Hamlet Hill, Roydon, CM19 5JU	Roydon Hamlet	0.21	2	On-site access constraints were identified. On balance, it was considered that these may be insurmountable during the Plan period and would impact upon the achievability of the site.	Not proposed for allocation	An Appeal decision at this site (APP/J1535/C/10/2123144) identified significant access constraints, which compromise highways safety; as a result only temporary planning permission was granted on appeal on the basis that more suitable sites for traveller sites accommodation should be identified over the longer term. More suitable and deliverable sites have been identified through the traveller site selection process. This site is therefore not proposed for allocation.
T-E_11	Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA	Roydon Hamlet	0.43	1	While on-site constraints were identified, it was considered that these could be overcome. Identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	The site is in single ownership and it is assumed to be available immediately given the existing temporary planning permission. With the exception of identified topographical constraints there are no other constraints which would impact upon deliverability. In this instance, the identified need from the existing pitch on site coupled with the lack of constraints, make it suitable for regularisation. The site is therefore proposed for allocation for one pitch.
GRT-L_08	Sons Nursery, Hamlet Hill	Roydon Hamlet	0.14	2	No on-site restrictions or constraints were identified. Identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	The site is in single ownership and it is assumed to be available immediately given the existing temporary planning permission. There are no identified constraints or restrictions which would impact upon deliverability. The site is proposed for allocation for the regularisation of two existing pitches with temporary planning permission.



**Report on Site Selection**



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**Content**

Results of Stage 6 and Stage 8.6 Assessment for Traveller Sites in North Weald Bassett

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**Legend**

 Proposed for allocation

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



**Appendix E1.8.3**  
**Results of Identifying Traveller Sites for Allocation in**  
**North Weald Bassett**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Pitches)	Assessment of Insurmountable Constraints	Decision	Justification
GRT-N_06	West of Tylers Green, North Weald Bassett	North Weald Bassett	0.54	5	No on-site restrictions or constraints were identified. Identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	The site is in single ownership and was identified as available immediately. It has no identified constraints or restrictions which would prevent it coming forward for development. The site is located within the North Weald Bassett Masterplan Area and should be brought forward as part of this process. The site is proposed for allocation for five pitches.





**Report on Site Selection**

**ARUP**

Epping Forest District Council

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**Content**

Results of Stage 6 and Stage 8.6 Assessment for Traveller Sites in Roydon

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**Legend**

Not proposed for allocation

N

E183

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**Appendix E1.8.3**  
**Results of Identifying Traveller Sites for Allocation in**  
**Roydon**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Pitches)	Assessment of Insurmountable Constraints	Decision	Justification
T-SR-0533	The Conifers, Netherall Road, Glen Faba Road, Roydon, Essex, CM19 5JW	Roydon	0.73	1	While on-site constraints were identified, it was considered that these could be overcome. Identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	Although the site is in single ownership, the timescale for on-site uses ceasing is unknown and the site is subject to on-site flooding constraints. On balance, it was considered that other sites across the District were more preferential in terms of their overall suitability and availability. If these alternative sites were allocated they would cumulatively meet the need for traveller accommodation identified through the Gypsy and Traveller Accommodation Assessment (2017) across the Plan period. This site is not proposed for allocation.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

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Date: March 2018

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**Content**

Results of Stage 6 and Stage 8.6 Assessment for Traveller Sites in Stapleford Abbots

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**Legend**

Proposed for allocation

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E185

N

**Appendix E1.8.3**  
**Results of Identifying Traveller Sites for Allocation in**  
**Stapleford Abbots**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Pitches)	Assessment of Insurmountable Constraints	Decision	Justification
T-E_12	Valley View, Curtis Mill Lane, Stapleford Abbots, Essex, RM4 1HS	Stapleford Abbots	0.29	1	While on-site constraints were identified, it was considered that these could be overcome. Identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	The site is in single ownership and it is assumed to be available immediately given it is an existing unauthorised traveller site. In this instance, the identified need from the existing pitch on site and that identified topographical constraints could be mitigated, make the site suitable for regularisation. It is therefore proposed that the site be allocated for the regularisation of one pitch.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

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Date: March 2018

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**Content**

Results of Stage 6 and Stage 8.6 Assessment for Traveller Sites in Theydon Bois

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**Legend**

Not proposed for allocation

E187

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**Appendix E1.8.3**  
**Results of Identifying Traveller Sites for Allocation in**  
**Theydon Bois**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Pitches)	Assessment of Insurmountable Constraints	Decision	Justification
GRT-N_12	Abridge Road, Theydon Garnon	Theydon Bois	0.79	5	While on-site constraints were identified, it was considered that these could be overcome. Identified deficiencies in primary or secondary school places would not 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 single ownership, it was not possible to determine whether the site would be available for development during the Plan period. On this basis, and given the proposal is for a new site and is not an existing traveller site, it is not proposed for allocation.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-TS6-0022-Rev2

Date: March 2018

Scale: 1:20,000 @A3

**Content**

Results of Stage 6 and Stage 8.6 Assessment for Traveller Sites in Waltham Abbey

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**Legend**

- Proposed for allocation
- Not proposed for allocation

This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

E189

**Appendix E1.8.3**  
**Results of Identifying Traveller Sites for Allocation in**  
**Waltham Abbey**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Pitches)	Assessment of Insurmountable Constraints	Decision	Justification
GRT-N_07	Yard/car park at rear Lea Valley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	0.54	5	While on-site restrictions were identified, it was considered that these could be overcome. Identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site.	Proposed for allocation	The site is in single ownership and was identified as available within the next five years. A public footpath runs through the site, but it was considered that this would not constrain development. The site is located within the Waltham Abbey North Masterplan Area and should be brought forward as part of this process. The site is proposed for allocation for five pitches.
WA 81	West of Galleyhill Road, south of Breach Barns Lane junction and immediately south of Poultry Farm	Waltham Abbey	0.74	5	While on-site constraints were identified, it was considered that these could be overcome. Identified deficiencies in primary or secondary school places would not 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 single ownership, it has been assumed that the site will not be available until at least 2026. On this basis, and given the proposal is for a new site and is not an existing traveller site, it is not proposed for allocation.





**Report on Site Selection**

**ARUP**



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EFDC-TS6-0028-Rev2

Date: March 2018


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**Content**  
Results of Stage 6 and Stage 8.6 Assessment for Traveller Sites in Willingale

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**Legend**

 Not proposed for allocation

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**Appendix E1.8.3**  
**Results of Identifying Traveller Sites for Allocation in**  
**Willingale**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Pitches)	Assessment of Insurmountable Constraints	Decision	Justification
T-I_06	Greenacres, Walls Green, Bassett's Lane, Willingale, Ongar, Essex, CM5 0QN	Willingale	1.77	8	While on-site constraints were identified, it was considered that these could be overcome. Identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The site is in single ownership and is available immediately. Outstanding details relating to condition 6 attached to planning permission EPF/0657/14 for the two existing pitches were submitted and approved in 2017. On the basis that the site's planning application history does not indicate that there is further identified need for this family over the Plan period, it is not proposed for allocation for further intensification.
T-X_16	Steers, Pigstye Green Road, Willingale, Ongar, Essex, CM5 0QF	Willingale	1.31	2	No on-site restrictions or constraints were identified. Identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site.	Not proposed for allocation	The site is in single ownership and is assumed to be available in the short term given it is an existing traveller site. However, the site's planning application history does not highlight further need for additional pitches on the site over the Plan period. On this basis it is not proposed for allocation for further intensification.