













## **F1.2 Results of Stage 1 and Stage 6.1 Assessment**

# Legend - Stage 1/Stage 6.1 Employment Maps

Sites	Basemap
 Site does not proceed	 Parish Boundary
 Site proceeds to Stage 2/Stage 6.2	 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





**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S1-0026-Rev2

Date: March 2018

Scale: 1:25,000 @A3

**Content**  
Results of Stage 1 and Stage 6.1  
Assessment for Employment Sites in Chigwell

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community

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**Legend**

- Site does not proceed
- Site proceeds to Stage 2/Stage 6.2
- Parish Boundary

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

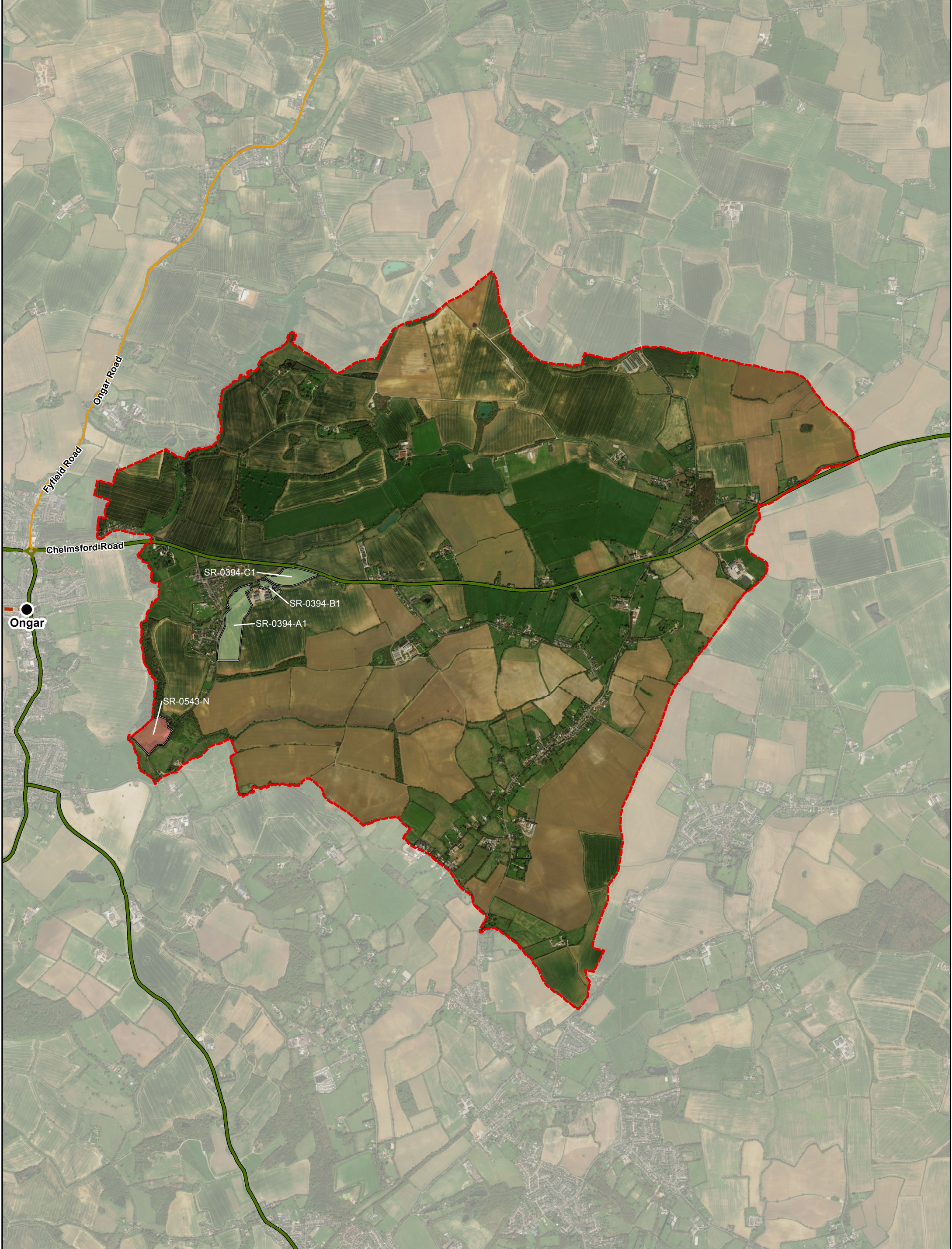
N  
F7



**ARUP** Appendix F1.2  
**Results of Stage 1 and Stage 6.1 Assessment for Employment Sites in Chigwell**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Stage 1 /Stage 6.1 Result	Stage 1/Stage 6.1 Justification
SR-0190	Land at Luxborough Lane, Chigwell, Essex, IG7 5AA	Chigwell	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.
SR-0296	Land on the North Side of Luxborough Lane, Chigwell.	Chigwell	Employment	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0558	Land adjacent West Hatch Academy	Chigwell	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.





**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S1-0029-Rev2

Date: March 2018

Scale: 1:24,500 @A3

**Content**  
Results of Stage 1 and Stage 6.1 Assessment for Employment Sites in High Ongar

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community

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**Legend**

- Site does not proceed
- Site proceeds to Stage 2/Stage 6.2
- Parish Boundary

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

N

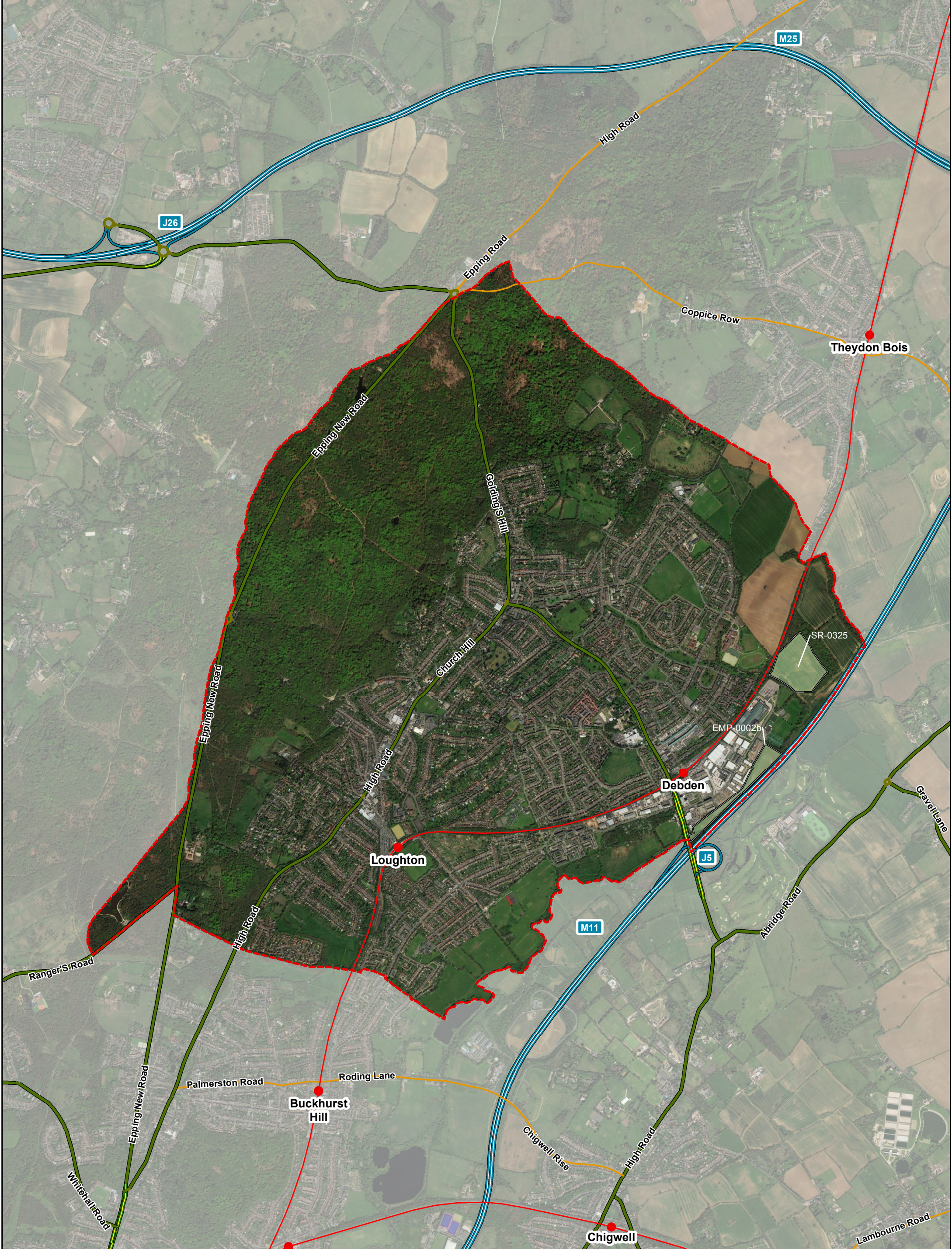
F9



**ARUP** Appendix F1.2  
**Results of Stage 1 and Stage 6.1 Assessment for Employment Sites in High Ongar**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Stage 1 /Stage 6.1 Result	Stage 1/Stage 6.1 Justification
SR-0394-A1	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.
SR-0394-B1	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.
SR-0394-C1	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar, CM5 9NL	High Ongar	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.
SR-0543-N	Mill Lane, Ongar, CM5 0DN	High Ongar	Employment	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.





**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S1-0027-Rev2  
 Date: March 2018  
 Scale: 1:22,500 @A3

**Content**  
 Results of Stage 1 and Stage 6.1 Assessment for Employment Sites in Loughton

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.  
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**Legend**

- Site does not proceed
- Site proceeds to Stage 2/Stage 6.2
- Parish Boundary

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

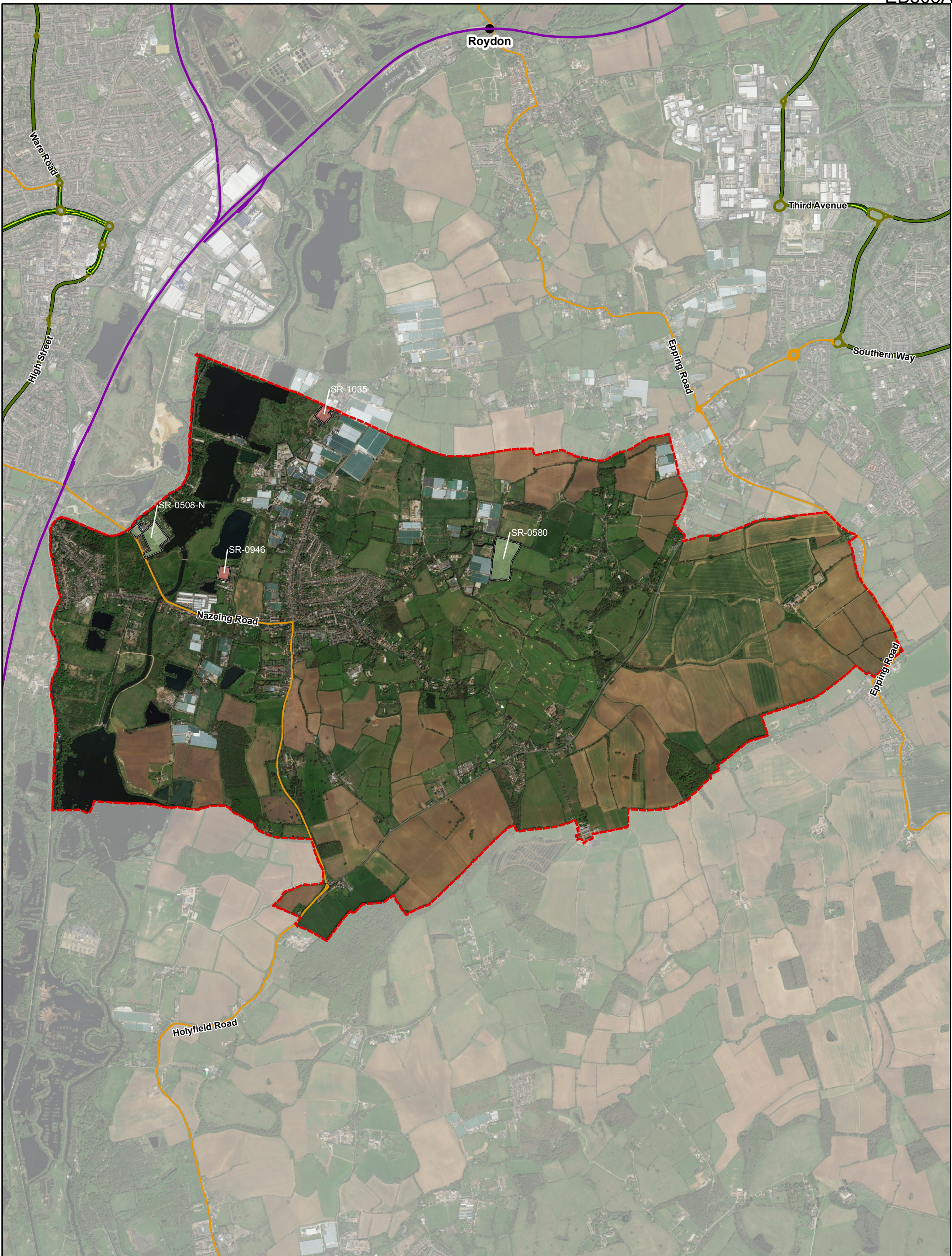
N  
F11



**ARUP** Appendix F1.2  
**Results of Stage 1 and Stage 6.1 Assessment for Employment Sites in  
 Loughton**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Stage 1 /Stage 6.1 Result	Stage 1/Stage 6.1 Justification
EMP-0002b	Land to rear of Langston Road Industrial Estate and West of M25, Loughton, IG10 3DQ	Loughton	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.
SR-0325	Loughton, Langston Road North	Loughton	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.





**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-S1-0024-Rev2

Date: March 2018

Scale: 1:25,000 @A3

**Content**  
Results of Stage 1 and Stage 6.1  
Assessment for Employment Sites in  
Nazeing

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community

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**Legend**

- Site does not proceed
- Site proceeds to Stage 2/Stage 6.2
- Parish Boundary

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

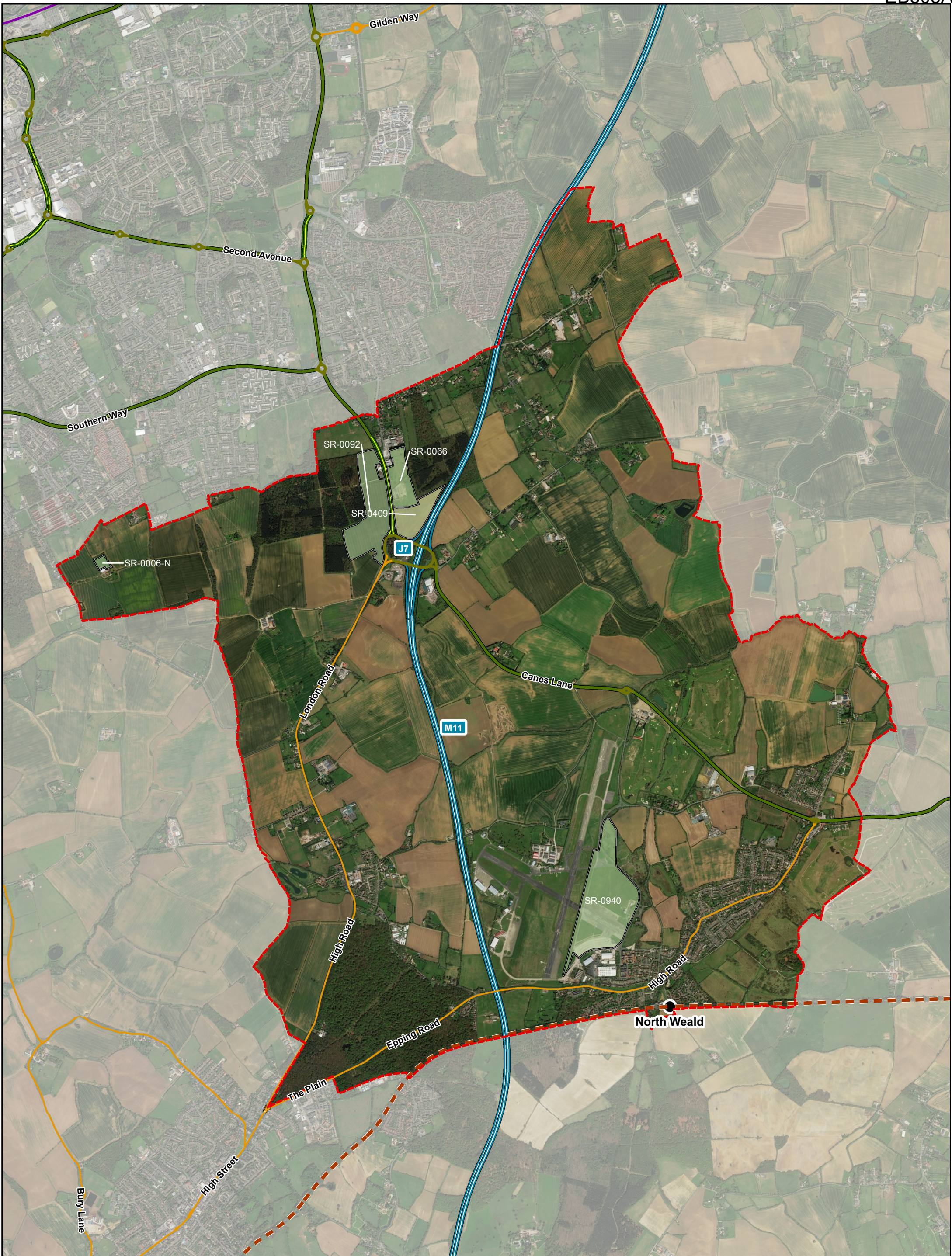
N  
F13



**ARUP** Appendix F1.2  
**Results of Stage 1 and Stage 6.1 Assessment for Employment Sites in  
 Nazeing**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Stage 1 /Stage 6.1 Result	Stage 1/Stage 6.1 Justification
SR-0508-N	Nazeing Bridge Works / Glassworks, Nazeing New Road, Broxbourne, EN10 6SY	Nazeing	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.
SR-0580	Land at 42 Hoe Lane, Nazeing, EN9 2RG	Nazeing	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.
SR-0946	Broxlea Nursery, Nursery Road, Nazeing, Essex, EN9 2JE	Nazeing	Employment	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-1035	Land at Sedge Green, Nazeing, Essex, CM19 5JR	Nazeing	Employment	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.





**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S1-0023-Rev2

Date: March 2018

Scale: 1:25,500 @A3

**Content**

Results of Stage 1 and Stage 6.1 Assessment for Employment Sites in North Weald Bassett

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community

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**Legend**

- Site does not proceed
- Site proceeds to Stage 2/Stage 6.2
- Parish Boundary

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

N

F15



**ARUP** Appendix F1.2  
**Results of Stage 1 and Stage 6.1 Assessment for Employment Sites in  
 North Weald Bassett**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Stage 1 /Stage 6.1 Result	Stage 1/Stage 6.1 Justification
SR-0006-N	Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.
SR-0940	North Weald Airfield, North Weald, CM16 6HR	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.
SR-0066	Harlow Park Nursery, London Road, North Weald Bassett	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.
SR-0092	Latton Park, London Road, Harlow	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.
SR-0409	Land at J7 of M11	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.





**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S1-0031-Rev2

Date: March 2018

Scale: 1:25,500 @A3

**Content**

Results of Stage 1 and Stage 6.1 Assessment for Employment Sites in Stanford Rivers

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community

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**Legend**

- Site does not proceed
- Site proceeds to Stage 2/Stage 6.2
- Parish Boundary

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

N

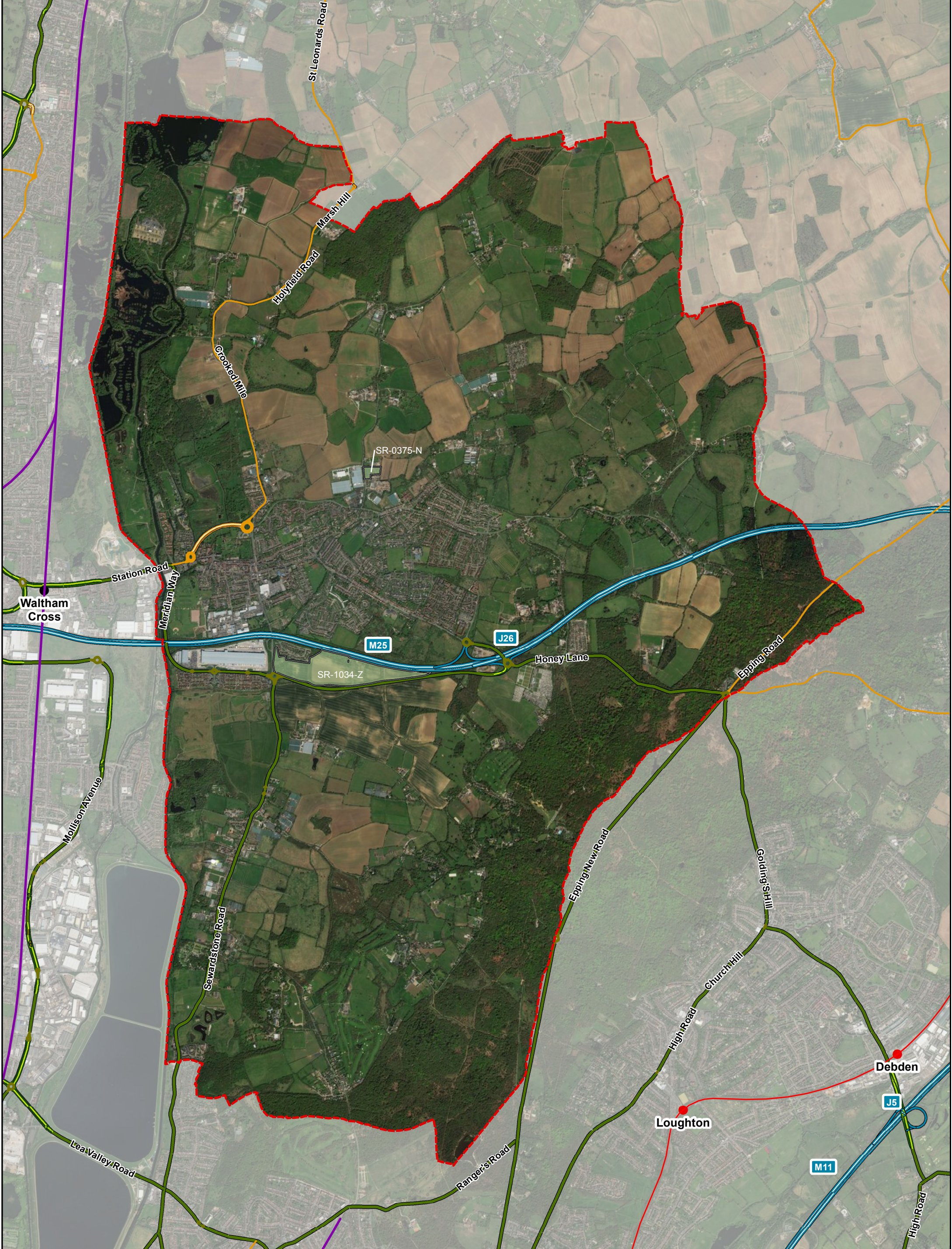
F17



**ARUP** Appendix F1.2  
**Results of Stage 1 and Stage 6.1 Assessment for Employment Sites in  
Stanford Rivers**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Stage 1 /Stage 6.1 Result	Stage 1/Stage 6.1 Justification
SR-0211-N	Stewarts Farm, School Road, Stanford Rivers, Ongar, Essex, CM5 9PT	Stanford Rivers	Employment	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.





**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-S1-0028-Rev2  
 Date: March 2018  
 Scale: 1:30,000 @A3

**Content**  
 Results of Stage 1 and Stage 6.1 Assessment for Employment Sites in Waltham Abbey

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community  
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**Legend**

- Site does not proceed
- Site proceeds to Stage 2/Stage 6.2
- Parish Boundary

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

N  
F19



**ARUP** Appendix F1.2  
**Results of Stage 1 and Stage 6.1 Assessment for Employment Sites in  
Waltham Abbey**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Stage 1 /Stage 6.1 Result	Stage 1/Stage 6.1 Justification
SR-0375-N	Galley Hill Road Industrial Estate, Waltham Abbey, EN9 2AG	Waltham Abbey	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.
SR-1034-Z	Land adjacent to the north of A121, south of Waltham Abbey, EN9 3AA	Waltham Abbey	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained by Major Policy constraints.