

F1.5.2 Results of Stage 6.4 Deliverability Assessments

Legend - Stage 3/4 and Stage 6.3/6.4 Employment Maps

Sites

 Employment Sites for Testing at Stage 3/4 and Stage 6.3/6.4

Basemap

 Parish Boundary

 Motorway

 A Road (Dual Carriageway)

 A Road (Single Carriageway)

 B Road

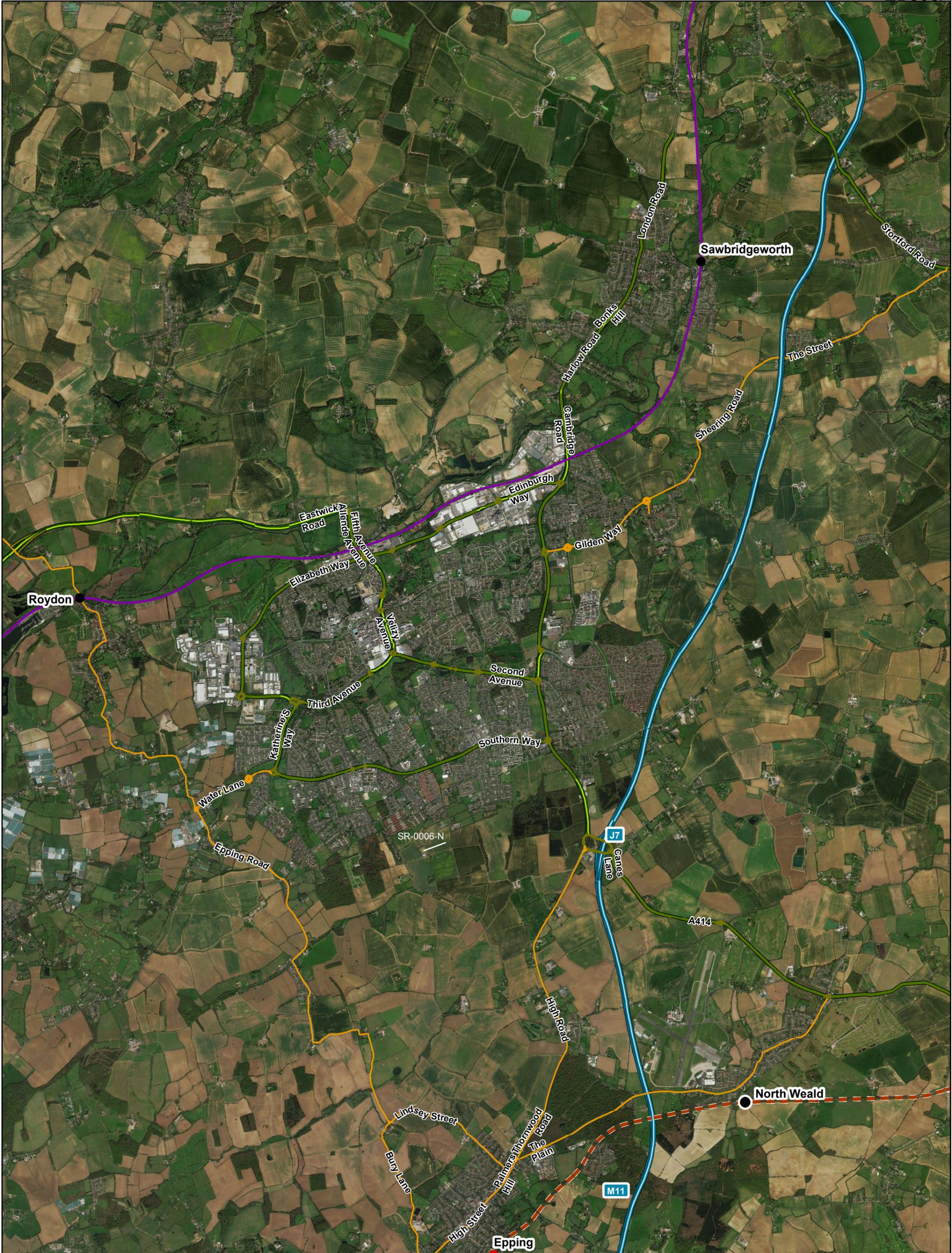
 Railway Station

 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-ES3/4-006-Rev1

Date: March 2018

Scale: 1:45,000 @A3

Content

Employment Sites for Testing at Stage 3/4 and Stage 6.3/6.4 around Harlow

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

Employment Sites for Testing at Stage 3/4 and Stage 6.3/6.4

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

N

F62

Site Deliverability Assessment

Site Reference: SR-0006-N

Settlement: Harlow

Address: Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF

Notes: Site contains grassed areas, areas of rubble, hardstanding or other manmade material

Land type: Expansion on Green Belt land not adjacent to a settlement

Primary use assessed for Site Suitability Assessment: Employment (B8 Use Class uses)

Site area (ha) assessed for Site Suitability Assessment: 0.93

Indicative site capacity (sqm) assessed for Site Suitability Assessment: 3,760

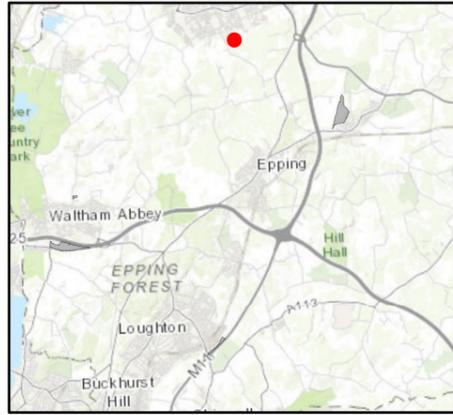
Justification for change in site capacity/Use Class : Site is located within the wider Latton Priory site (SR-0046A-N). Since SR-0046A-N would be a residential-led development, it was judged that B1a/b Use Class uses would be most suitable and would enable small scale employment provision.

Site boundary amendment: No

Revised B Use class uses: B1a/b

Revised site area (ha): 0.93

Revised indicative site capacity (sqm): 5,640 (assuming 0.6 plot ratio)



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status | Date
Issue | March 2018

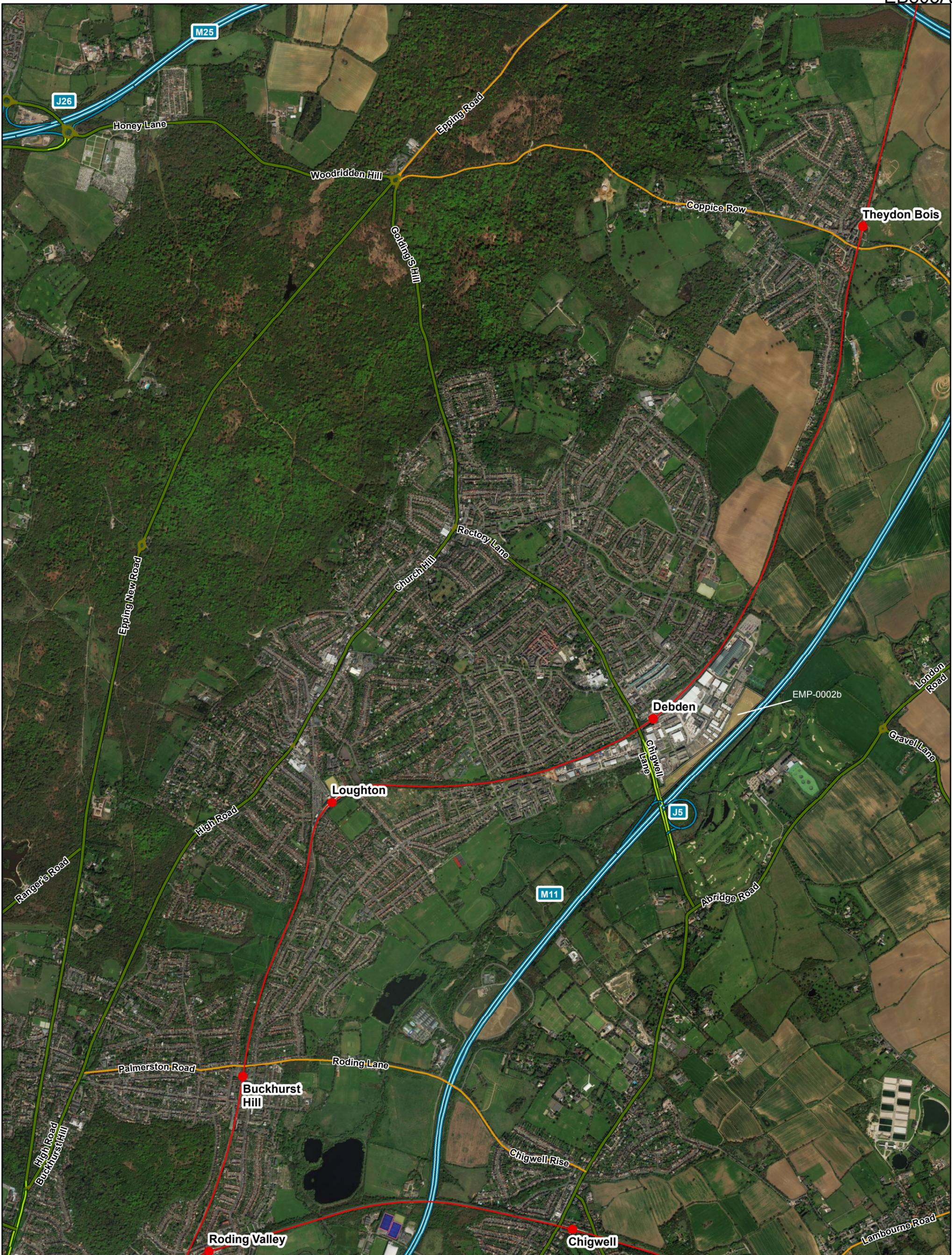
Drawing No | Issue
SR-0006-N | Rev 1

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Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2017 confirms that there are no existing land uses on-site.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint Information provided through the LPD Survey 2017 indicates that a public right of way runs along the edge of the site. The promoter confirmed that this could be retained and it is judged that this would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	(-)	Site is not being actively marketed Confirmed by information provided through the LPD Survey 2017.
2.2 Site viability		Not applicable
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. LPD Survey 2017 identified constraints to utilities and highways infrastructure. Mitigation has been identified for sewerage connection to limit impacts and it is judged that other constraints can be overcome.
2.4a Primary schools (Planning area)		Not applicable
2.4b Primary schools		Not applicable
2.5a Secondary schools (Planning area)		Not applicable
2.5b Secondary schools		Not applicable
2.6 Access to open space		Not applicable
2.7 Health		Not applicable
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-ES3/4-008-Rev1

Date: March 2018

Scale: 1:20,000 @A3

Content

Employment Sites for Testing at Stage 3/4 and Stage 6.3/6.4 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

Employment Sites for Testing at Stage 3/4 and Stage 6.3/6.4

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

N

F64

Site Deliverability Assessment

Site Reference: EMP-0002b

Settlement: Loughton

Address: Land to rear of Langston Road Industrial Estate and West of M25, Loughton, IG10 3DQ

Notes: Site contains grassed areas, areas of rubble, hardstanding or other manmade material

Land type: Expansion on Green Belt land not adjacent to a settlement

Primary use assessed for Site Suitability Assessment: Employment (B8 Use Class uses)

Site area (ha) assessed for Site Suitability Assessment: 5.01

Indicative site capacity (sqm) assessed for Site Suitability Assessment: 16,032

Justification for change in site capacity/Use Class : Site reduced to northern part of the site, reflecting the judgement that flood risk and BAP habitat constraints could be overcome if development is limited and compensatory BAP habitat is provided. Site is an appropriate location for B2 Use Class uses.

Site boundary amendment: Yes

Revised B Use class uses: B2

Revised site area (ha): 2.98

Revised indicative site capacity (sqm): 4,000 (assuming 0.4 plot ratio)



Client
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Job Title
Epping Forest District Local Plan

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EMP-0002b | Rev 1

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Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the LPD Survey 2017 indicates that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the LPD Survey 2017 confirms that there are no existing uses on-site.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint Information provided through the LPD Survey 2017 indicates the site is subject to a ransom strip. It is understood that this could be overcome and would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided through the LPD Survey 2017.
2.1 Site marketability	(+)	Site is under option to a developer Information provided through the LPD Survey 2017 confirmed that the site is owned by a developer.
2.2 Site viability		Not applicable
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. LPD Survey 2017 indicates that flood constraints whilst present could be mitigated, based on previous consultation with the Environment Agency. Stage 6.2 assessment indicates that contamination and access constraints whilst present could be mitigated.
2.4a Primary schools (Planning area)		Not applicable
2.4b Primary schools		Not applicable
2.5a Secondary schools (Planning area)		Not applicable
2.5b Secondary schools		Not applicable
2.6 Access to open space		Not applicable
2.7 Health		Not applicable
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-ES3/4-0012-Rev1

Date: March 2018

Scale: 1:16,000 @A3

Content

Employment Sites for Testing at Stage 3/4 and Stage 6.3/6.4 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

Employment Sites for Testing at Stage 3/4 and Stage 6.3/6.4

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N



Site Deliverability Assessment

Site Reference: SR-0940

Settlement: North Weald Bassett

Address: North Weald Airfield, North Weald, CM16 6HR

Notes: Hardstanding and grassland

Land type: Expansion on medium performing Green Belt adjacent to a settlement

Primary use assessed for Site Suitability Assessment: Employment (B8 Use Class uses)

Site area (ha) assessed for Site Suitability Assessment: 30.76

Indicative site capacity (sqm) assessed for Site Suitability Assessment: 106,240

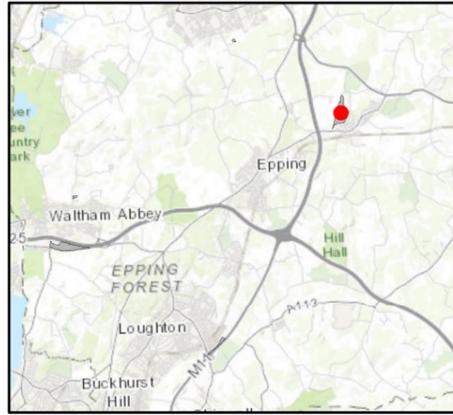
Justification for change in site capacity/Use Class : To provide flexibility to enable this strategic employment site to respond to market requirements it was judged that it would be suitable for B1/B2/B8 Use Class uses. Capacity of the site has been adjusted to provide for up to 10 (ha) of employment land.

Site boundary amendment: No

Revised B Use class uses: B1/B2/B8

Revised site area (ha): 30.76

Revised indicative site capacity (sqm): 40,000 (assuming 0.4 plot ratio)



Client
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Job Title
Epping Forest District Local Plan

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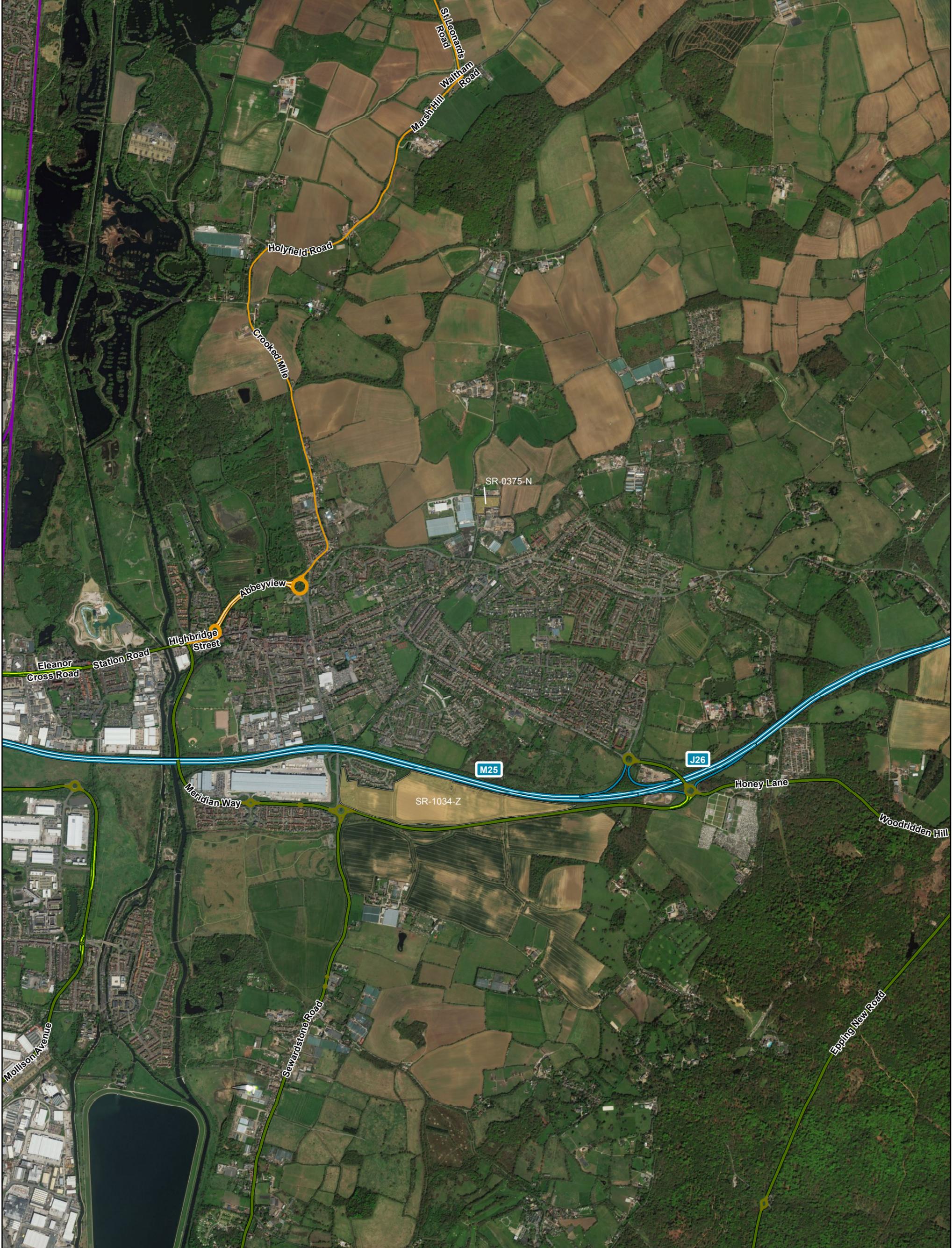
Drawing No | Issue
SR-0940 | **Rev 1**

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Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided by Epping Forest District Council in September 2017 confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided by Epping Forest District Council in September 2017 confirmed that there are events and aviation uses on-site. It is judged that this should not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided by Epping Forest District Council in September 2017 confirmed that there is a safeguarding restriction of 150m around the airfield's runway. It is judged that this could be avoided through site layout and would not prevent development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Confirmed by information provided by Epping Forest District Council in September 2017.
2.1 Site marketability	(-)	Site is not being actively marketed Information provided by Epping Forest District Council in September 2017 confirmed that the site has not been marketed to date.
2.2 Site viability		Not applicable
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. LPD Survey 2017 identified contamination constraints although the Stage 6.2 assessment indicates these could be mitigated.
2.4a Primary schools (Planning area)		Not applicable
2.4b Primary schools		Not applicable
2.5a Secondary schools (Planning area)		Not applicable
2.5b Secondary schools		Not applicable
2.6 Access to open space		Not applicable
2.7 Health		Not applicable
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-ES3/4-0022-Rev1

Date: March 2018

Scale: 1:20,000 @A3

Content

Employment Sites for Testing at Stage 3/4 and Stage 6.3/6.4 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

Employment Sites for Testing at Stage 3/4 and Stage 6.3/6.4

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N

F68

Site Deliverability Assessment

Site Reference: SR-0375-N
Settlement: Waltham Abbey
Address: Galley Hill Road Industrial Estate, Waltham Abbey, EN9 2AG
Notes: Vacant field

Land type: Expansion on Green Belt land not adjacent to a settlement

Primary use assessed for Site Suitability Assessment: Employment (B8 Use Class uses)

Site area (ha) assessed for Site Suitability Assessment: 1.28

Indicative site capacity (sqm) assessed for Site Suitability Assessment: 5,120

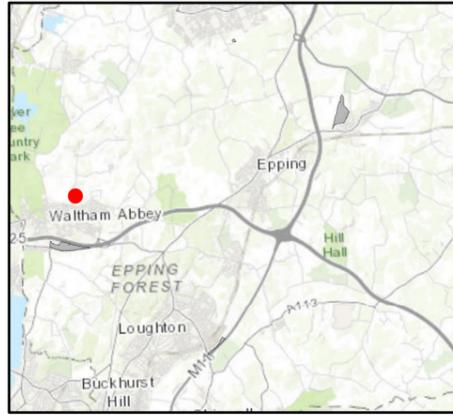
Justification for change in site capacity/Use Class : The existing industrial estate is in B8 use. In order to provide flexibility for the site in the future it was judged that the site would be suitable for B2/B8 Use Class uses.

Site boundary amendment: No

Revised B Use class uses: B2/B8

Revised site area (ha): 1.28

Revised indicative site capacity (sqm): 5,120 (assuming a 0.4 plot ratio)



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
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Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership Information provided through the Council's Call for Sites 2016/17 confirms that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years Information provided through the Council's Call for Sites 2016/17 confirms that this site is currently open land. It is judged that this should not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions Information provided through the Council's Call for Sites 2016/17 confirmed that there are no on-site restrictions on the site.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 Information provided through the Council's Call for Sites 2016/17 confirmed that the site would be available immediately.
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer Information submitted through the Council's Call for Sites 2016/17 confirmed that enquiries have been received and that there is known demand for development.
2.2 Site viability		Not applicable
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Call for Sites 2016/17 response indicates existing connections to water supply, electricity and highways. Stage 6.2 assessment states that existing access road (Galley Hill Road) would require widening and contamination constraints could be mitigated.
2.4a Primary schools (Planning area)		Not applicable
2.4b Primary schools		Not applicable
2.5a Secondary schools (Planning area)		Not applicable
2.5b Secondary schools		Not applicable
6 Access to open space		Not applicable
2.7 Health		Not applicable
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area

Site Deliverability Assessment

Site Reference: SR-1034-Z

Settlement: Waltham Abbey

Address: Land adjacent to the north of A121, south of Waltham Abbey, EN9 3AA

Notes: Agricultural fields

Land type: New site on medium performing Green Belt adjacent to a settlement

Primary use assessed for Site Suitability Assessment: Employment (B8 Use Class uses)

Site area (ha) assessed for Site Suitability Assessment: 25.59

Indicative site capacity (sqm) assessed for Site Suitability Assessment: 102,400

Justification for change in site capacity/Use Class : Given B1a/b uses in this location would detract from the aspiration to regenerate the Town Centre and the site has access to M25, it was judged to be suitable for B1c/B2/B8 Use Class uses. Capacity adjusted to provide up to 10 (ha) of employment land.

Site boundary amendment: No

Revised B Use class uses: B1c/B2/B8

Revised site area (ha): 25.59

Revised indicative site capacity (sqm): 40,000 (assuming 0.4 plot ratio)



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

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Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020
2.1 Site marketability	0	Site is being actively marketed for development or enquiries have been received from a developer
2.2 Site viability		Not applicable
2.3 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.4a Primary schools (Planning area)		Not applicable
2.4b Primary schools		Not applicable
2.5a Secondary schools (Planning area)		Not applicable
2.5b Secondary schools		Not applicable
2.6 Access to open space		Not applicable
2.7 Health		Not applicable
2.8 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area