



B1.3 Results of Stage 1 and Stage 6.1A/B Assessment

Legend - Stage 1 and Stage 6.1A Residential Maps



Sites	Basemap
<div></div> Site does not proceed	<div></div> Parish Boundary
<div></div> Tranche 1 proceeds to Stage 2	<div></div> Motorway
<div></div> Tranche 2 site proceeds to Stage 6.1B	<div></div> A Road (Dual Carriageway)
	<div></div> A Road (Single Carriageway)
	<div></div> B Road
	<div></div> Railway Station
	<div></div> London Underground Station
	<div></div> National Rail
	<div></div> London Underground Central Line
	<div></div> Epping Ongar Heritage Railway

Legend - Stage 6.1B Residential Maps











Sites

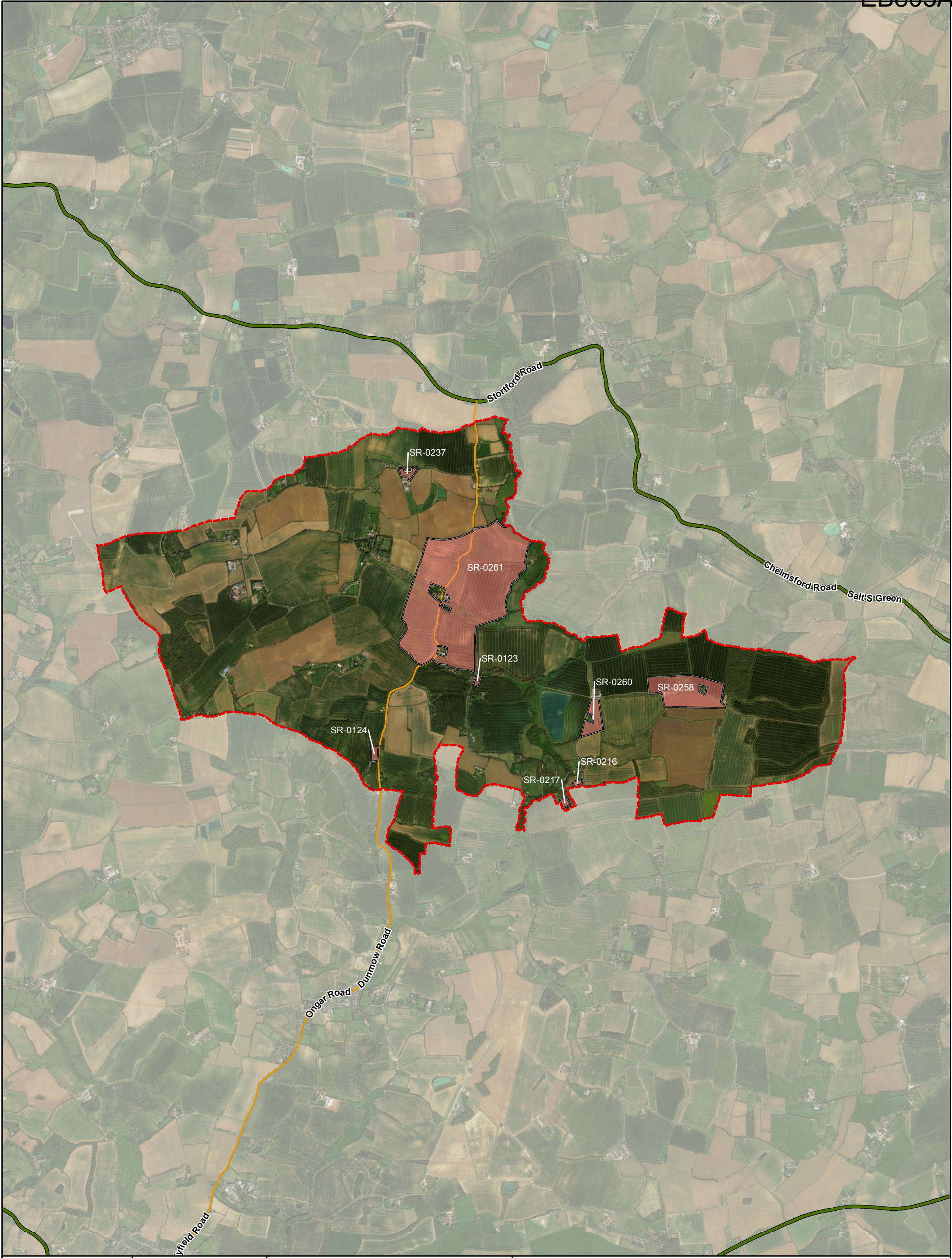
-  Site does not proceed
-  Site proceeds to Stage 6.2

Strategic Options

-  More suitable strategic option
-  Less suitable strategic option

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

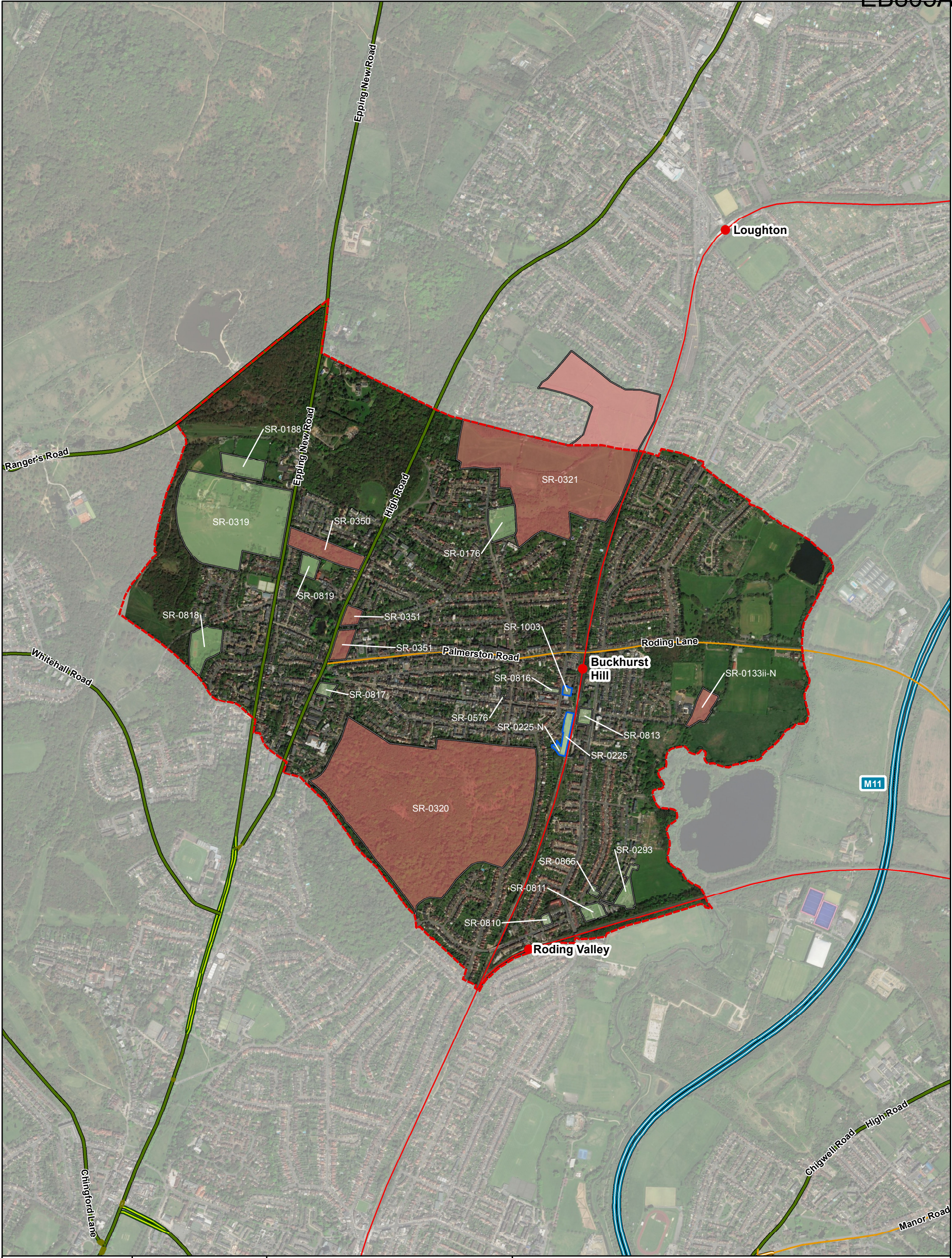


<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No.</div> <div>EFDC-S1-0001-Rev2</div>	<div>Content</div> <div>Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Abbess Beauchamp and Berners Roding</div> <div>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, JSGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</div> <div>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016</div> <div>EFDC License No: 100018534 2016</div>	<div>Legend</div> <div><div>Site does not proceed</div><div>Tranche 1 proceeds to Stage 2</div><div>Tranche 2 site proceeds to Stage 6.1B</div><div>Parish Boundary</div></div> <div>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</div>	<div>N</div> <div></div>
	<div>Date: March 2018</div>			
	<div>Scale: 1:33,000 @A3</div>			

ARUP

Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Abbess Beauchamp and Berners Roding

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0123	School Lane, Beauchamp Roding, Fyfield, Essex	Abbess Beauchamp and Berners Roding	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0124	Wood Field, Dunmow Road, Beauchamp Roding, Essex	Abbess Beauchamp and Berners Roding	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0216	Site adjacent to Council Houses, Berners Roding, North Ongar, Essex	Abbess Beauchamp and Berners Roding	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0217	Site adjacent to Poplar Cottages, Berners Roding, Near Ongar, Essex	Abbess Beauchamp and Berners Roding	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0237	Berwick Hall, Abbess Roding, Essex, CM5 0JS	Abbess Beauchamp and Berners Roding	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0258	Land at Berners Hall, Berners Roding	Abbess Beauchamp and Berners Roding	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0260	Land to East of Ongar Road, Berners Roding	Abbess Beauchamp and Berners Roding	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0261	Land at Abbess Roding, Abbess Roding, Essex	Abbess Beauchamp and Berners Roding	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S1-0002-Rev2</div>	<div>Content</div> <div>Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Buckhurst Hill</div> <div>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</div> <div>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</div>	<div>Legend</div> <div><div>Site does not proceed</div><div>Tranche 1 site proceeds to Stage 2</div><div>Tranche 2 site proceeds to Stage 6.1B</div><div>Parish Boundary</div></div> <div>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</div>	<div>N</div> <div>▲</div> <div>B122</div>
	<div>Date: March 2018</div>			
	<div>Scale: 1:12,500 @A3</div>			



<p>Report on Site Selection</p> <p>ARUP</p> <p>Epping Forest District Council</p>	<p>Drawing No. EFDC-S1-0002-Rev2</p> <p>Date: March 2018</p> <p>Scale: 1:12,500 @A3</p>	<p>Content</p> <p>Results of Stage 6.1B Assessment for Residential Sites in Buckhurst Hill</p> <p><small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</small></p> <p><small>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small></p>	<p>Legend</p> <p>REF_MotorwayJunctions</p> <p>Site does not proceed</p> <p>Site proceeds at Stage 6.1B</p> <p>More suitable strategic option</p> <p>Less suitable strategic option</p> <p>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</p> <p>N</p>
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Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Buckhurst Hill

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0133ii-N	Land at Lower Queens Road, Buckhurst Hill, Essex, IG9 6DS	Buckhurst Hill	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0176	St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0188	Land to the Rear of Albany House, Epping New Road, Buckhurst Hill	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0225	Queens Road, Lower Car Park, Buckhurst Hill, IG9 5	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0225-N	Queens Road Car Park and land to the rear of 16 Forest Edge and 7 Briar Close, Buckhurst Hill, Essex, IG9 5EF	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0293	Land Lying to the east of Hornbeam Road, Rear of Bourne House Buckhurst Hill	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0319	Land west of Epping New Road, Buckhurst Hill	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0320	Buckhurst Hill, South Area	Buckhurst Hill	Residential	Yes	No	Yes	No	Yes	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones and is constrained by Epping Forest or its Buffer Land.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones and is constrained by Epping Forest or its Buffer Land.
SR-0321	Land Between Buckhurst Hill & Loughton	Buckhurst Hill	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0350	Land south of Ardmore Lane between Epping New Road and High Road	Buckhurst Hill	Residential	No	No	No	No	Yes	No	Yes	Does not proceed	Site is constrained by Epping Forest or its Buffer Land.	Not Applicable	Not Applicable	Does not proceed	Site is constrained by Epping Forest or its Buffer Land.
SR-0351	Land East of High Road, Russell Road, Buckhurst Hill	Buckhurst Hill	Residential	No	No	No	No	Yes	No	Yes	Does not proceed	Site is constrained by Epping Forest or its Buffer Land.	Not Applicable	Not Applicable	Does not proceed	Site is constrained by Epping Forest or its Buffer Land.
SR-0576	71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0810	Community Facility north of Station Way, Buckhurst Hill, Essex	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0811	Site south of Hornbeam Road, Buckhurst Hill, Essex	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0813	Stores at Lower Queens Road, Buckhurst Hill, Essex	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0816	Car park at Back Lane, Buckhurst Hill, Essex	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0817	Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex.	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0818	Tennis Courts and Green Space at Boleyn Court, Buckhurst Hill, Essex	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0819	Playing Field at St Johns Church Of England Primary School, High Road, Buckhurst Hill, Essex	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0865	Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-1003	Victoria House, Victoria Road, Buckhurst Hill, Essex, IG9 5EX	Buckhurst Hill	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-0003-Rev2	Content Results of Stage 6.1A Assessment for Residential Sites in Chigwell <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</small>	Legend Site does not proceed to Stage 6.1B Site proceeds to Stage 2 Site proceeds to Stage 6.1B <div>Parish Boundary</div>	<div>N</div>
	Date: March 2018			
	Scale: 1:25,000 @A3			

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

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Appendix B1.3
Results of Stage 1 and Stage 6.1 Assessment for Residential 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 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
16_SITE_01	Esham, Paynes Lane, Nazeing, Essex	Chigwell	Residential	Yes	Yes	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones and is constrained by Flood Risk Zone 3B.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones and is constrained by Flood Risk Zone 3B.
16_Site_02-N-A	Land North of Vicarage Lane, Chigwell, IG7 6LS	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
16_Site_02-N-B	Land North of Vicarage Lane, Chigwell, IG7 6LS	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
16_Site_02-N-C	Land North of Vicarage Lane, Chigwell, IG7 6LS	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0007	Land at Manor Road (South Side, Lambourne Road), Chigwell, Essex, IG7 5PD	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0014	Land adjoining 40A Hainault Road, Chigwell, Essex, IG7 6QX	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0017	Home Farm, Chigwell Lane, Chigwell	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0037	Land off Chigwell Road, Chigwell, Essex	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0045-N	Land at Little West Hatch and Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BS	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0056	Land to west of Miller's Lane, Chigwell Row, Essex	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0088	Land in School Lane, Chigwell	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0098-N	Land bounded by Hainault Road, Courtland Drive/Chigwell Brook and the London Underground Line, Chigwell, Essex, IG7 6QX	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	With the exception of the site access, the site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. With the exception of the site access, the site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0108	Land to west of Chigwell Park Drive and to north of Luxborough Lane, Chigwell	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0111	Oaks Farm Land, Vicarage Lane, Chigwell, Essex	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0115	Metropolitan Police Chigwell Sports Club, Chigwell Hall, High Road, Chigwell, Essex, IG7 6BD	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0133i-A1	Land at Great Owl Road, Chigwell, Essex, IG7 6AL	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0133i-B1	Land North of Roding Lane, Chigwell, Essex, IG7 6BN	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0147	Land to the north boundary of Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0199	Site of 19 Lambourne Road and adjacent plot	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0200	Plot of approx. 40 acres, to west of Vicarage Lane	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0218	Chigwell Row Nurseries, Gravel Lane, Chigwell, IG7 6DQ	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0244	Land North of Lambourne Road and Marden Close, Chigwell	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0249	Tutein Farm, Grove Lane, Chigwell Row, Essex, IG7 6JQ	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0252	Land rear of Orchard House, 243 Lambourne Road, Chigwell, Essex, IG7 5HG	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0317-N	Land between Froghall Lane and Railway Line, Chigwell, Essex, IG7 5EP	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0318	Chigwell, north-east area	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0369	South of Lambourne Road, Chigwell Row	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0435	Land north-west of the Grange and north of Bramble Close, High Road Chigwell	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0444	Broad Oaks, Land bounded by High Road, Abridge Road and Pudding Lane, Chigwell, IG7 6DW	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0478A	Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0478B	Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0492	Epping Forest Country Club, Abridge Road, Chigwell, Essex, IG7 68X	Chigwell	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0494	Shepherds Nursery, Chase Lane, Chigwell, Essex, IG7 6JW	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0495	The Willow Paddock, Rear of Crosby Court, Chigwell, Essex, IG7 6TT	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0496	Chase Lane Paddock, Chase Lane, Chigwell, Essex, IG7 6JW	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0557	The Limes Estate	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.

ARUP

Appendix B1.3

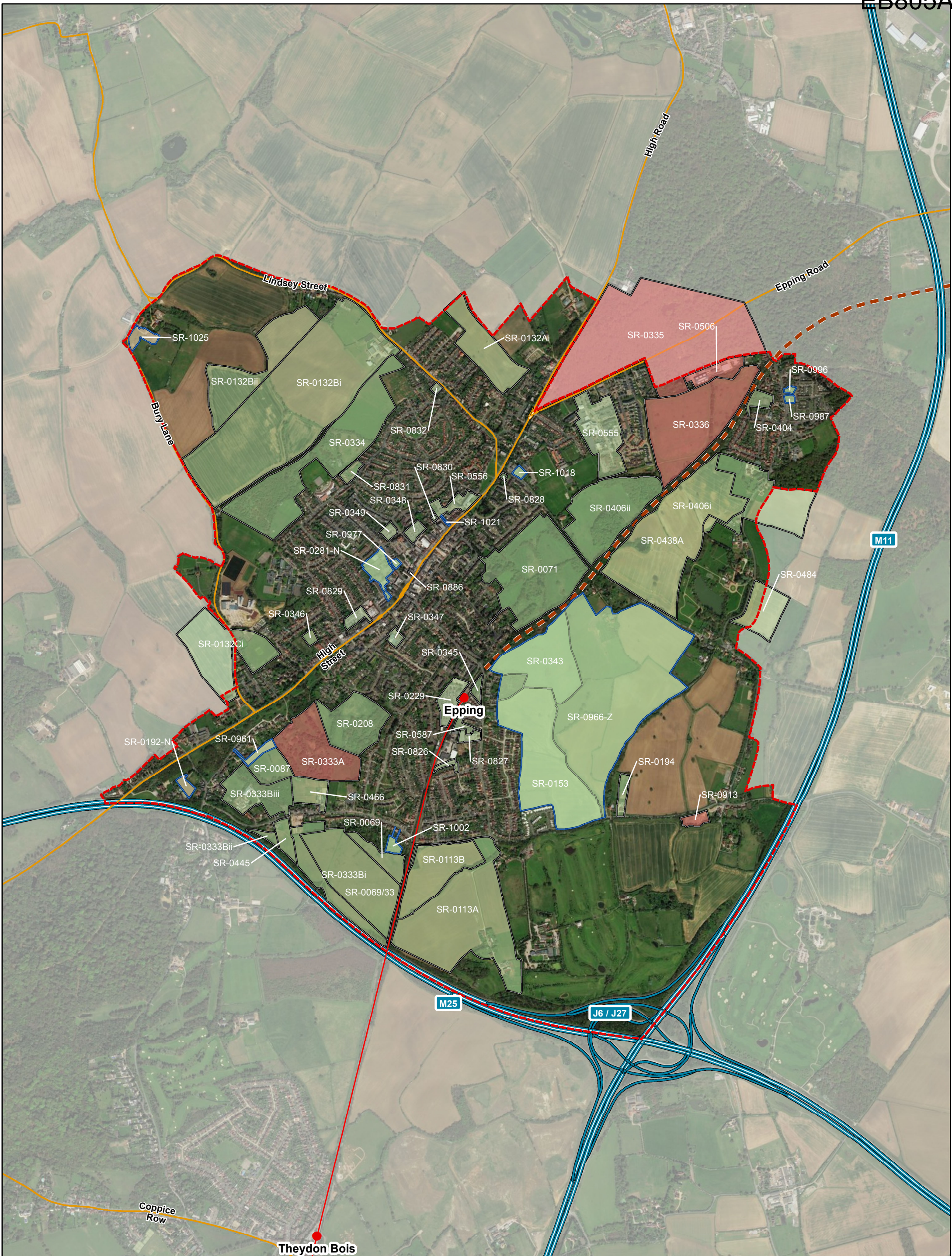
Results of Stage 1 and Stage 6.1 Assessment for Residential Sites in Chigwell

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 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0559	Land on the east side of Hainault Road, Chigwell	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0564iii	Willingale Road, Debden	Chigwell	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0586	Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BL	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0588	Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0601	Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0820	Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0822	Green space at Warren Court, Chigwell, Essex	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0823	Travelodge Hotel, Chigwell Road, Chigwell, Essex	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0824	Volvo Car Dealership, High Road, Chigwell, Essex	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0825	Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0869	46 Stradbroke Drive, Chigwell, Essex, IG7 5QZ	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0892	Taylor's Gravel Lane Chigwell Essex IG7 6DQ	Chigwell	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0895	105 Manor Road / 281 Fencepiece Road, Chigwell, Essex, IG7 5PN	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0897	15 Stradbroke Drive, Chigwell, Essex, IG7 5QU	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0898	Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0899	Rear Brownings Farmhouse, Gravel Lane, Chigwell, Essex, IG7 6DQ	Chigwell	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0905	Luxborough Lakes, Rear of Roding Road, Chigwell, Essex, IG9 6BJ	Chigwell	Residential	Yes	Yes	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones and entirely constrained by Flood Risk Zone 3b.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones and entirely constrained by Flood Risk Zone 3b.
SR-0909	Land adjoining 98 Luxborough Lane, Chigwell, Essex, IG7 5AA	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to two less suitable strategic options. The constraints identified for these strategic options are considered to apply to the site and therefore, on that basis, the site will not progress to Stage 6.2.
SR-0910	Land adjoining Coopersale Close/Millers Lane, Chigwell, Essex, IG7 6EU	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located outside but near to a more suitable strategic option. The suitability of that strategic option is considered to apply to the site and therefore, on that basis, the site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a more suitable strategic option. The suitability of that strategic option is considered to apply to the site and therefore, on that basis, the site will progress to Stage 6.2.
SR-0911	Roding Village, Abridge Road, Chigwell, Essex, IG7 6BX	Chigwell	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0915	Woodview, Lambourne Road, Chigwell, Essex, IG7 6HG	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0916	The Maypole, 171 Lambourne Road, Chigwell, Essex, IG7 6EF	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0917	Chigwell Civic Amenity Site, Luxborough Lane	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0928	The Paddock Green Lane, Chigwell, IG7 6DN	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located outside but near to a more suitable strategic option. The suitability of that strategic option is considered to apply to the site and therefore, on that basis, the site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a more suitable strategic option. The suitability of that strategic option is considered to apply to the site and therefore, on that basis, the site will progress to Stage 6.2.
SR-0959	The Olive Tree, Luxborough Lane, Chigwell, Essex, IG7 5AB	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0990	Land at Chigwell Glebe between High Road and Vicarage Lane, Chigwell, Essex, IG7 6QB	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0997	Ivy Gate, Vicarage Lane, Chigwell, Essex, IG7 6LX	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0998	Cornerways, Turpins Lane, Chigwell, Essex, IG8 8BA	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1009	130 Hainault Road, Chigwell, Essex, IG7 5DL	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.

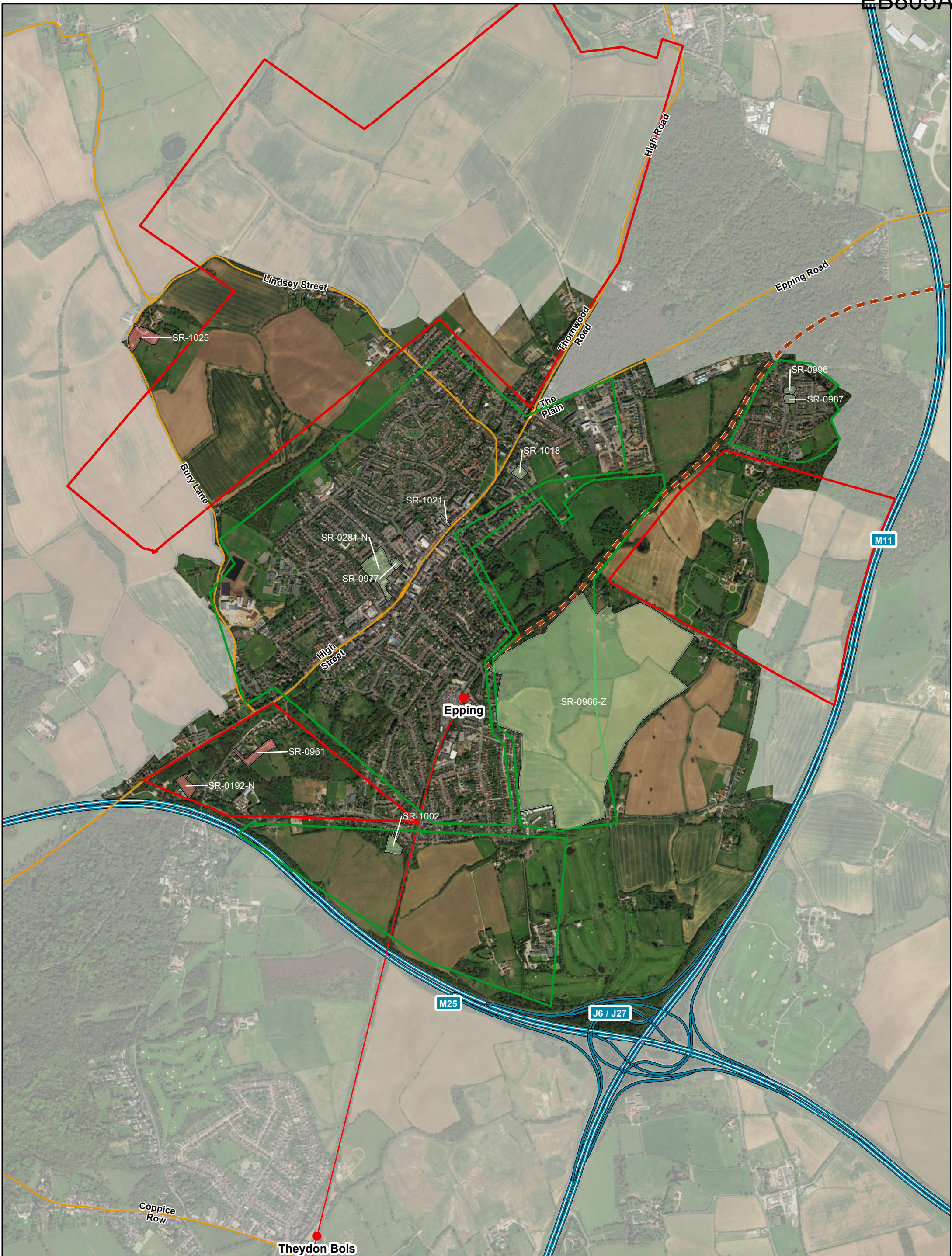
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Appendix B1.3
Results of Stage 1 and Stage 6.1 Assessment for Residential Sites in Chigwell

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 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-1010	Amar Nivas, 146 Hainault Road, Chigwell, Essex, IG7 5DL	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1017	2A/2B Oak Lodge Avenue, Chigwell, Essex, IG7 5HZ	Chigwell	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-0004-Rev2	Content Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Epping <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Tranche 1 site proceeds to Stage 2 Tranche 2 site proceeds to Stage 6.1B <small>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</small>	<div><div></div> Parish Boundary</div> <div><div></div> N</div>
	Date: March 2018			
	Scale: 1:15,000 @A3			



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1B-0004-Rev1	Content Results of Stage 6.1B Assessment for Residential Sites in Epping <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Site proceeds to Stage 6.2 More suitable strategic option Less suitable strategic option	
	Date: March 2018			
	Scale: 1:15,000 @A3			

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

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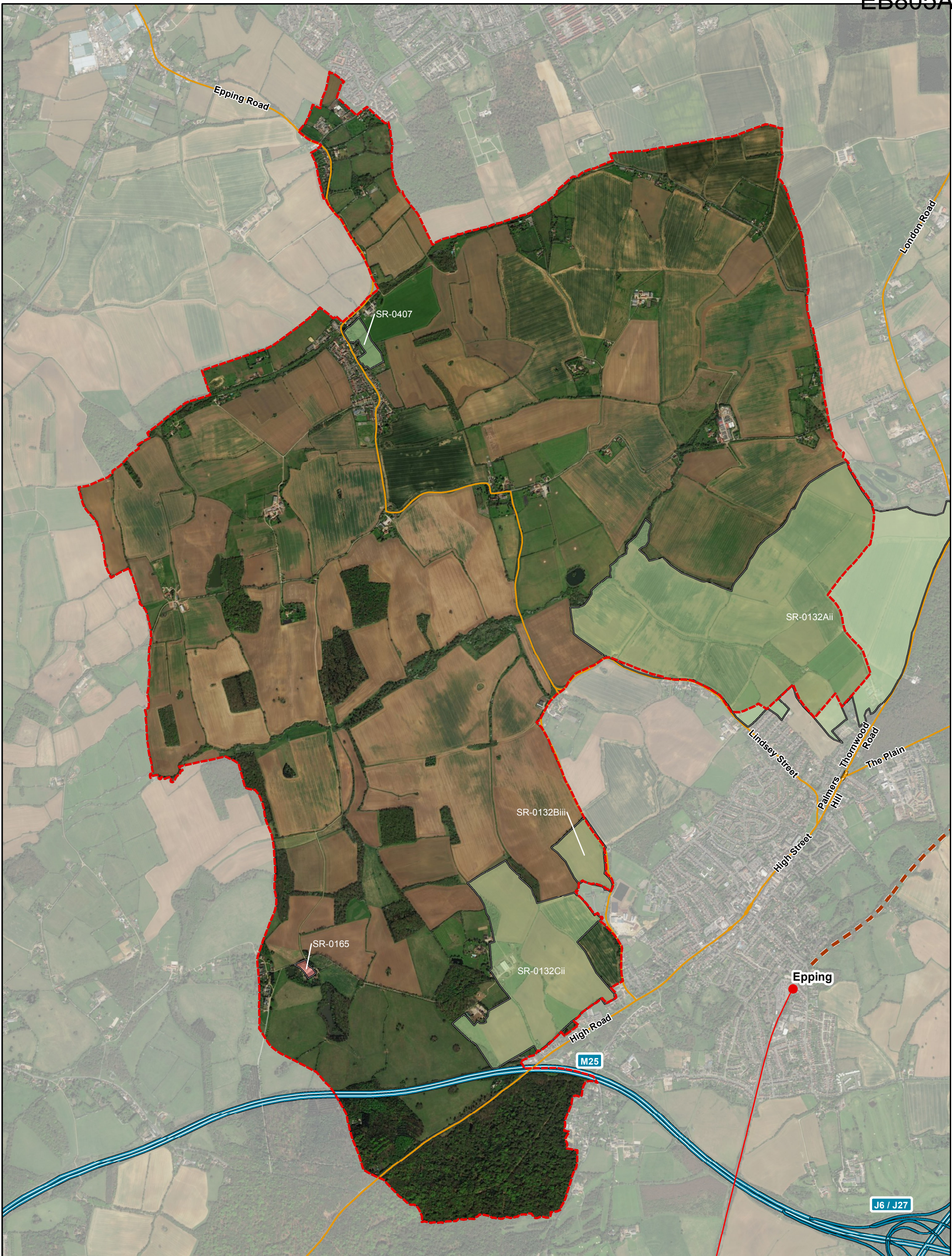
Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in Epping

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0069	Land at Ivy Chimneys Road, Epping	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0069/33	Land South of Epping	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0071	Land at Standards Hill, Epping	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0087	Pound Field, Bell Common, Epping, Essex	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0113A	Land South of Brook Road, Epping	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0113B	Land to the South of Brook Road, Epping	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0132Ai	Land north-east of Woodbury Down, Epping	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0132Bi	Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0132Bii	Land north-east of Bury Lane and south-west of Lindsey Street (B181), Epping	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0132Ci	Epping Sports Club, Lower Bury Lane	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0153	Land north of Stewards Green Road, Epping	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0192-N	Land at Millhouse Farm, Theydon Road, Epping, CM16 4DL	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0194	Littlefields, 60 Stewards Green Road, Epping, Essex	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0208	Theydon Place, Epping	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0229	Epping London Underground Car Park and land adjacent to station, off Station Road, CM16 4	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0281-N	St Johns Road Area, Epping Town Centre	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0333A	Epping, South West Area	Epping	Residential	Yes	No	No	No	Yes	No	Yes	Does not proceed	Site is constrained by Epping Forest or its Buffer Land.	Not Applicable	Not Applicable	Does not proceed	Site is constrained by Epping Forest or its Buffer Land.
SR-0333Bi	Epping, south-west area	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0333Bii	Epping, south-west area	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0333Biii	Epping, south-west area	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0334	Epping, north-west area	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0335	Epping, North Area	Epping	Residential	Yes	No	No	No	Yes	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0336	Land between Epping and Coopersale	Epping	Residential	Yes	No	No	No	Yes	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0343	Land east of Garnon Cottage, Bower Hill, Epping	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0345	Coniston Court, Bower Hill, Epping, CM16 7BH	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0346	Tower Road Allotments (east)	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0347	Epping Sports Centre, Nicholl Road	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0348	Cottis Lane Car Park	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0349	Bakers Lane Car Park	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0404	Institute Road Allotments, Coopersale	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0406i	Land South of Coopersale, east and west of Houblons Hill	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0406ii	Land South of Coopersale, east and west of Houblons Hill	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0438A	Land adjoining Standards Hill and Houblows Hill, Coopersale, Essex, CM16 7QL	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0445	Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0466	Broadbanks, 23 Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0484	Land to the east of Houblons Hill, Coopersale, Essex, CM16 7QL	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0506	The Woodyard, Epping Road, Epping, Essex, CM166TT	Epping	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0555	St Margaret's Hospital Site	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0556	Civic Offices, High Street, Epping.	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0587	Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping , Essex, CM16 7AS	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0826	Garage site north of Charles Street, Epping, Essex	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0827	Industrial site north of Bower Terrace, Epping, Essex	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0828	Green space south-west of Stonards Hill, Epping, Essex	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0829	Tesco Car Park, High Street, Epping, Essex	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0830	Site east of Buttercross Lane, Epping, Essex	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.

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Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in Epping

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0831	Garage site, housing and green at Coronation Hill, Epping, Essex	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0832	Tyre Service Centre, Lindsey Street, Epping, Essex	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0886	169 High Street, Epping, Essex, CM16 4BL	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0913	Land West of Merry Fiddlers, Fiddlers Hamlet, Essex, CM16 7PI	Epping	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0961	Part of Pound Field, to the rear of Bell Common, Epping, CM16 4DY	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0966-Z	Land North of Stewards Green Road and east of Epping, Essex, CM16 7AT	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0977	Epping Library, St John's Road, Epping, CM16 5DN	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0987	Ground Floor, 28-31 Parklands and Upper Floors 32-39 Parklands, Coopersale, Epping, Essex, CM16 7RE	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0996	Newstead , 19 Coopersale Common, Coopersale, Epping, Essex, CM16 7QS	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1002	Land to the rear of Bridge Hill, Epping, Essex, CM16 4ER	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1018	1-5 Stonards Hill, Epping, Essex, CM16 4QE	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1021	Land to rear of 287-291 High Street, Epping, Essex, CM16 4DA	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1025	Bury Farm, Bury Lane, Epping, Essex, CM16 5JA	Epping	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site will not progress to Stage 6.2.

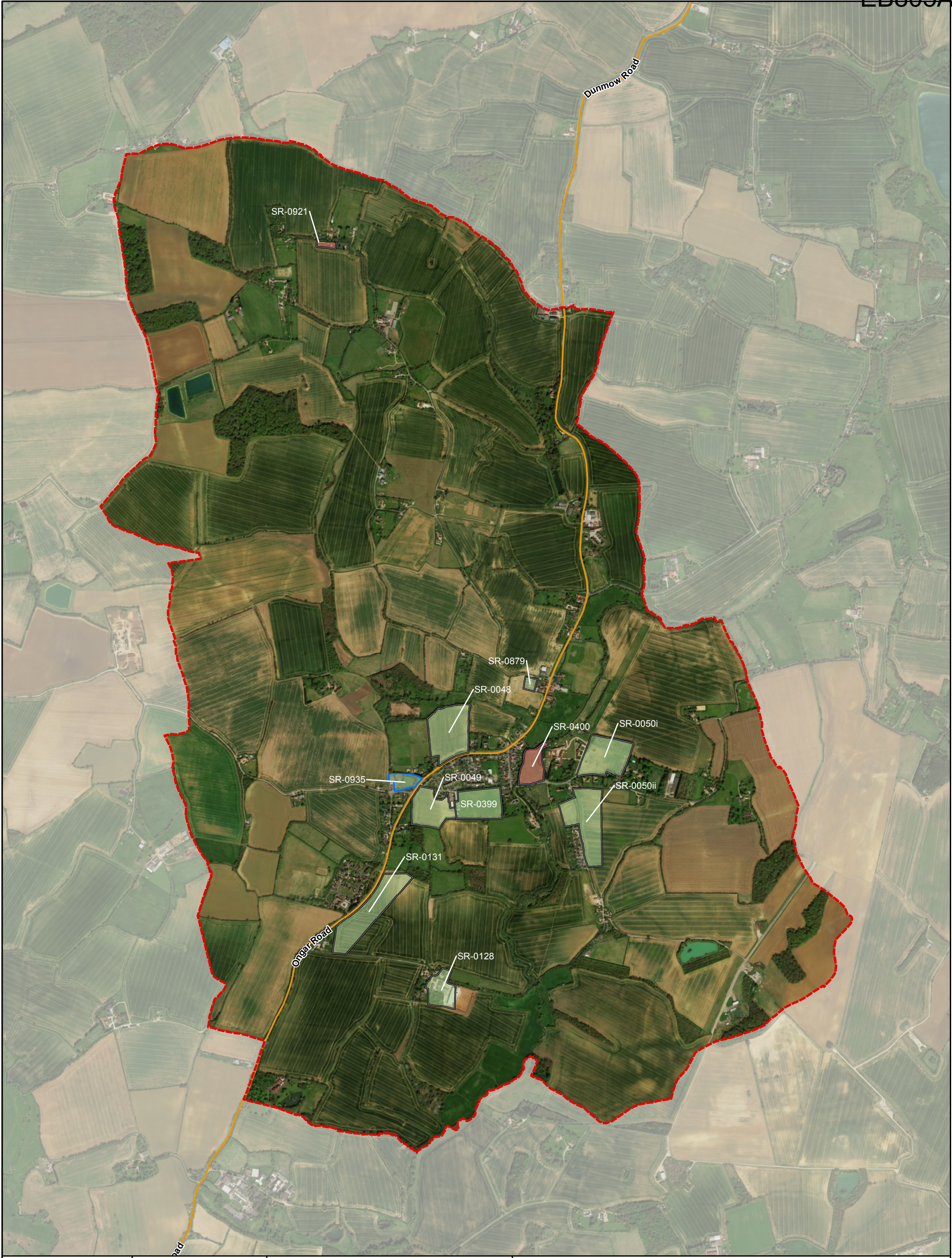


Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-0005-Rev2	Content Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Epping Upland <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Tranche 1 proceeds to Stage 2 Tranche 2 site proceeds to Stage 6.1B <small>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</small>	<div><div></div> Parish Boundary</div> <div><div></div> N</div>
	Date: March 2018			
	Scale: 1:20,000 @A3			

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Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Epping Upland

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0132Aii	Land north-east of Lindsey Street (B181) and west of High Road (B1393), Epping	Epping Upland	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0132Biii	Lane west of Bury Lane, north of Epping Cemetery, Epping	Epping Upland	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0132Cii	Land west of Bury Lane, Epping	Epping Upland	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0165	Home Farm, Copped Hall Estate, Epping, Essex, CM16 5HS	Epping Upland	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0407	Land East of Epping Road, Epping Green	Epping Upland	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-0006-Rev2	Content Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Fyfield <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed to Stage 6.1B Site proceeds to Stage 2 Site proceeds to Stage 6.1B <small>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</small>	<div><div></div> Parish Boundary</div> <div><div></div> N</div>
	Date: March 2018			
	Scale: 1:15,000 @A3			



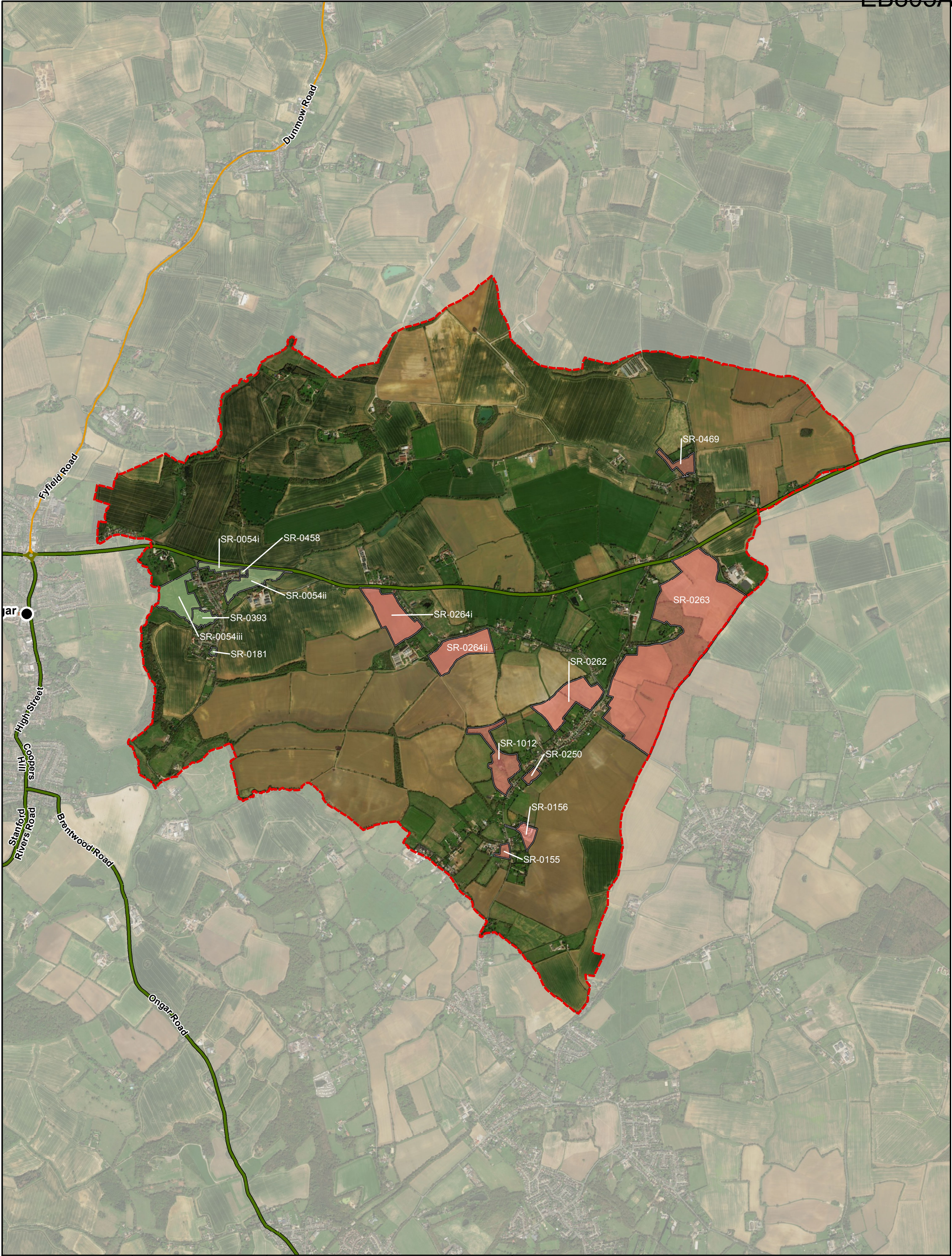
Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1B-0006-Rev1	Content Results of Stage 6.1B Assessment for Residential Sites in Fyfield <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</small> <small>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Site proceeds to Stage 6.2 More suitable strategic option Less suitable strategic option	<div style="text-align: right;">N ▲</div>
	Date: March 2018			
	Scale: 1:15,000 @A3			

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

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Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Fyfield

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0048	Land North of Chipping Ongar Road, Fyfield, Chipping Ongar Essex	Fyfield	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0049	Land south-east of Chipping Ongar Road, Fyfield, Essex	Fyfield	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0050i	Land to East of Fyfield, Fyfield	Fyfield	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0050ii	Land to east of Fyfield, Fyfield	Fyfield	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0128	Herons Farm, Herons Lane, Fyfield, Essex, CM5 0RQ	Fyfield	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0131	Herons Farm, Herons Lane, Fyfield, Essex, CM5 0RQ	Fyfield	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0399	Houchin Drive Playing Fields	Fyfield	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0400	Land North of Willingdale Road, Fyfield	Fyfield	Residential	No	Yes	No	No	No	No	Yes	Does not proceed	Site is constrained by Flood Risk Zone 3B.	Not Applicable	Not Applicable	Does not proceed	Site is constrained by Flood Risk Zone 3B.
SR-0879	Poultry Farm, Norwood End, Fyfield, Chipping Ongar, Essex	Fyfield	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0921	Land adjacent to White Lodge, Norwood End, Fyfield, Essex, CM16 6EL	Fyfield	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0935	Gypsy Mead, Ongar Road, Fyfield, Essex, CM5 0RB	Fyfield	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	No strategic options have been identified for Fyfield. Site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. No strategic options have been identified for Fyfield. Site will progress to Stage 6.2.

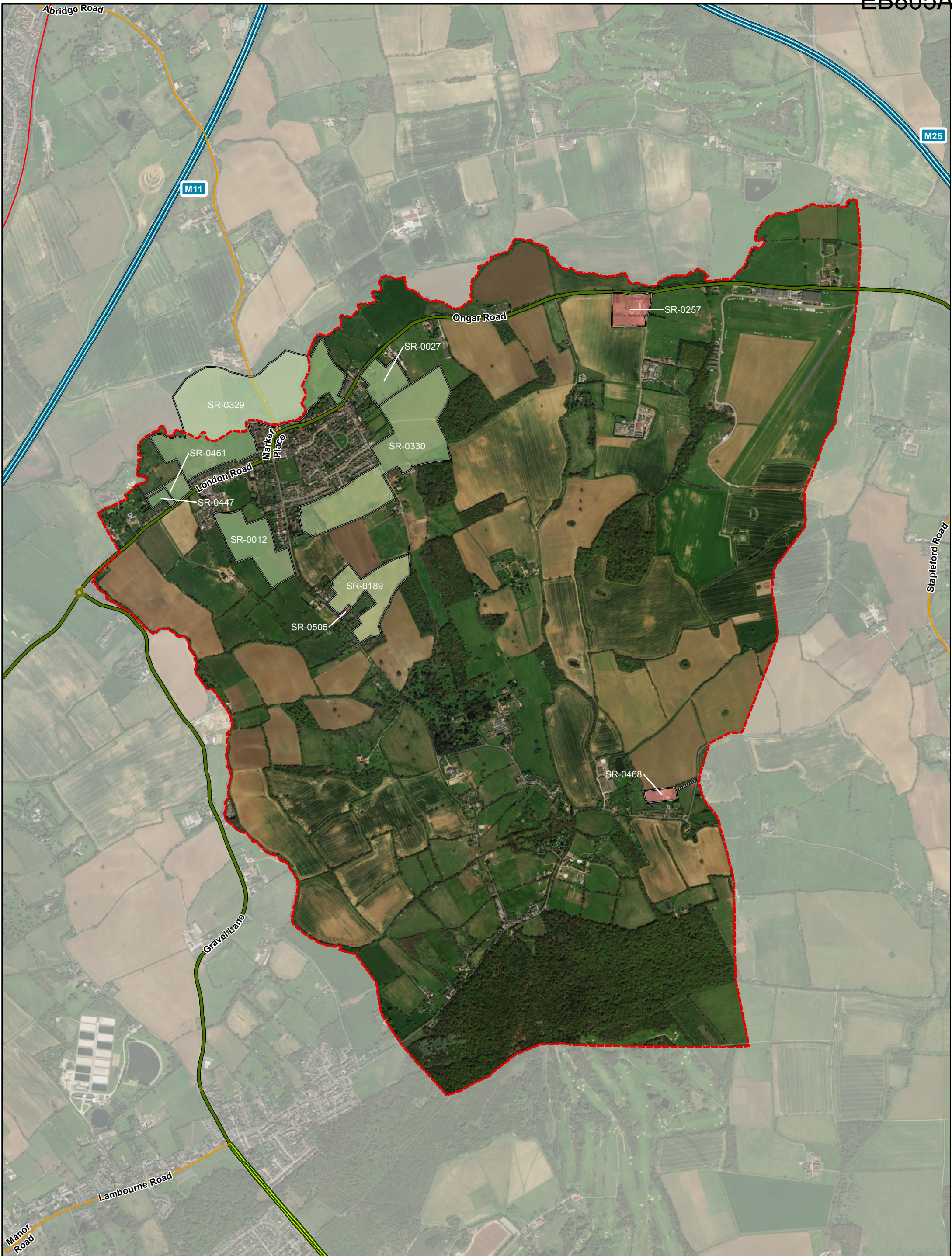


<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S1-0007-Rev2</div>	<div>Content</div> <div>Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in High Ongar</div> <div>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</div> <div>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</div>	<div>Legend</div> <div><div>Site does not proceed</div><div>Tranche 1 proceeds to Stage 2</div><div>Tranche 2 site proceeds to Stage 6.1B</div></div> <div>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</div>	<div><div>Parish Boundary</div><div>N</div></div>
	<div>Date: March 2018</div>			
	<div>Scale: 1:24,500 @A3</div>			

ARUP

Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential 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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0054i	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0054ii	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0054iii	Land Surrounding High Ongar, High Ongar, Essex	High Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0155	Land at Junction of Nine Ashes Road and Woolmongers Lane, Paslow Common, Ingatestone, Essex, CM4 0JX	High Ongar	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0156	Paslow Common Farm, Nine Ashes Road, Paslow Common, Ingatestone, Essex	High Ongar	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0181	Mill Lane, High Ongar, CM5 9RQ	High Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0250	Land opposite Larkins Farm [no. 199], Nine Ashes Road, High Ongar, Essex, CM14 0JY	High Ongar	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0262	Land West of Rookery Road, Nine Ashes, Blackmore	High Ongar	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0263	Land to East of Rookery Road, Nine Ashes, Blackmore	High Ongar	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0264i	Land at King Street, Blackmore	High Ongar	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0264ii	Land at King Street, Blackmore	High Ongar	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0393	Land north of Millfield, Ongar	High Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0458	Southgate, The Street, High Ongar, Essex, CM5 9NH	High Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0469	Garwood Meads Field, Norton Lane, Norton Heath, Blackmore, Watestone, Essex CM4	High Ongar	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-1012	Sparks Farm, 187 Nine Ashes Road, High Ongar, Ongar, Essex, CM4 0JY	High Ongar	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.

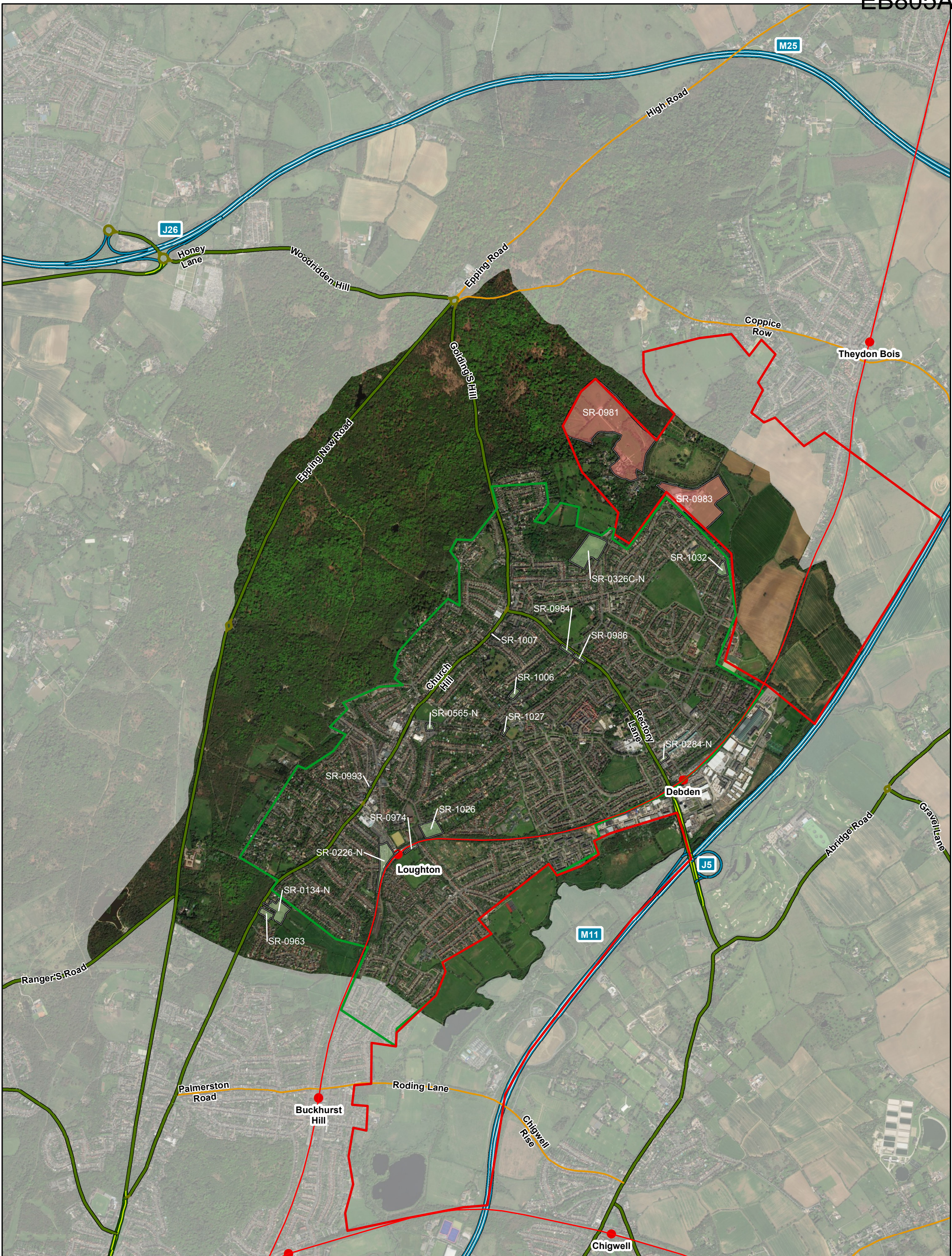



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-0008-Rev2	Content Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Lambourne <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</small> <small>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Tranche 1 proceeds to Stage 2 Tranche 2 site proceeds to Stage 6.1B <div style="text-align: right;">Parish Boundary</div>	<div style="text-align: right;">N ▲</div>
	Date: March 2018			
	Scale: 1:16,500 @A3	<small>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</small>		

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Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Lambourne

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0012	Land to the south of 62 Hoe Lane, Abridge, Romford, Essex, RM4 1AU	Lambourne	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0027	Woodgrange Poultry Farm, 52 Chipping Ongar Road, Abridge, Essex, RM4 1UH	Lambourne	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0189	Land at Hoe Lane/New Farm Drive, Abridge, Essex	Lambourne	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0257	Land at 156 and 162 Ongar Road, Abridge, Essex	Lambourne	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0329	Abridge, North Area	Lambourne	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0330	Land east and west of New Farm Drive, South Abridge	Lambourne	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0447	Land adjoining 110 London Road, Abridge and to rear of 110-118 London Road, Abridge	Lambourne	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0461	Part of land adjoining 110 London Road, Abridge and to rear of 110-118 London Road, Abridge	Lambourne	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0468	Hook Lane Nurseries, Hook Lane, Lambourne End, Romford RM4 1NR	Lambourne	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0505	Plot adjacent to Badgers End, 81 Hoe Lane, Abridge	Lambourne	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1B-0009-Rev1	Content Results of Stage 6.1B Assessment for Residential Sites in Loughton <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed More suitable strategic option Site proceeds to Stage 6.2 Less suitable strategic option <small>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</small>	 N
	Date: March 2018			
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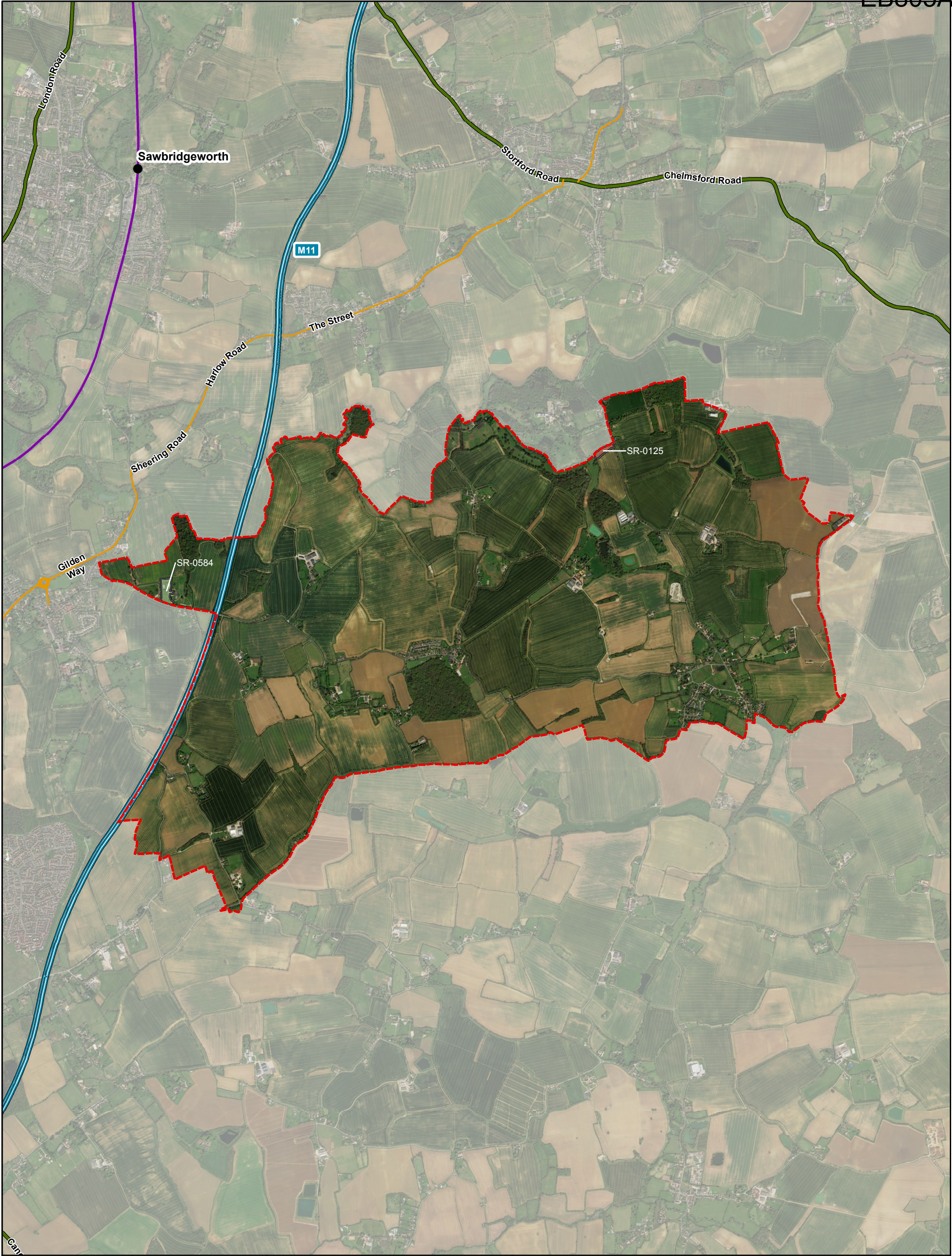
Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Loughton

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0058	Land to North of Clay’s Lane, Loughton, Essex, IG10 2RZ	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0134-N	Beech Farm, High Road, Loughton, Essex IG10 4JJ	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located outside but near to a more suitable strategic option. The suitability of that strategic option is considered to apply to the site and therefore, on that basis, the site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a more suitable strategic option. The suitability of that strategic option is considered to apply to the site and therefore, on that basis, the site will progress to Stage 6.2.
SR-0226	Loughton London Underground car park, adjacent to station, off Old Station Road, IG10 4	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0226-N	Loughton London Underground Car Park, Station Road, Loughton, Essex, IG10 4NZ	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0227	Debden London Underground Car Park and land adjacent to station, off Chigwell Lane, IG10 3	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0284-N	Chigwell Lane Service Station, Loughton Broadway, Loughton, Essex, IG10 3SZ	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0286	Burton Road, Loughton Broadway	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0289	Vere Road, Loughton Broadway	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0294	Loughton Golf Course	Loughton	Residential	Yes	No	No	No	Yes	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones and is constrained by Epping Forest or its Buffer Land.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones and is constrained by Epping Forest or its Buffer Land.
SR-0322	Land West of Nursery Road, Loughton Broadway	Loughton	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0323	Loughton, south-east area	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0324	Loughton, West Area	Loughton	Residential	Yes	No	Yes	No	Yes	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones and is constrained by Epping Forest or its Buffer Land.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones and is constrained by Epping Forest or its Buffer Land.
SR-0326A	Loughton North Area, Including Debden Green, Debden House Camping Site	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0326B	Loughton north area, Including Debden Green, Debden House Camping Site	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0326C-N	South of Clays Lane, West of Englands Lane, North of Coles Green, IG10 2NS	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0352	Land South of Oakland School, High Road/Warren Hill, Loughton	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0353	Roding Gardens Sports Pitches	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0354	Allotments north of Standards Hill, Loughton	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0356	Borders Lane Playing Fields, Opposite Epping College	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0358	Sandford Ave/Westall Road Amenity Open Space	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0359	Newmans Lane/Rectory Lane Amenity Open Space	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0360	Hillyfields Open Space, Loughton	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0361	Colebrook Lane/Jessel Drive Amenity Open Space	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0362	Willingale Road Allotments	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0436	9 Goldings Rise, Loughton, IG10 2QP	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0446	Debden Hall, England's Lane/Debden Lane, Debden, Loughton, Essex, IG10	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0513A	Centric Parade, High Road, Loughton	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0525	2 Connaught Avenue, Loughton, IG10 4DP	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0527	Royal Oak public house, Forest Road, Loughton, IG10 1EG	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0532	Trevalyn House, Goldings Hill, Loughton, IG10 2SP	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0549	Limber, 49 Church Lane	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0564i	Willingale Road Debden	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0564ii	Willingale Road, Debden	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0565	Loughton library adjacent car park	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0565-N	Loughton Library, Central Library, Traps Hill, Loughton, IG10 1HD	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0582	England's Lane, Loughton	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0834	Car Park, west of High Road, Loughton, Essex	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0835	Old Epping Forest College Site, Borders Lane, Loughton, Essex	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0836	Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0837	Alderton School, Alderton Hall Lane, Loughton, Essex	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0867	Lucas McMullen, 258 High Road, Loughton, Essex, IG10 1RB	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0878	46 - 48 Station Road, Loughton, Essex, IG10 4NX	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.

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Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential 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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0885	1 Spring Grove, Loughton, Essex, IG10 4QA	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0963	North Haven, High Road, Loughton, Essex, IG10 4JJ	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located outside but near to a more suitable strategic option. The suitability of that strategic option is considered to apply to the site and therefore, on that basis, the site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a more suitable strategic option. The suitability of that strategic option is considered to apply to the site and therefore, on that basis, the site will progress to Stage 6.2.
SR-0974	Former Electricity Substation, Roding Road, Loughton, Essex, IG10 3ED	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0981	Debden House Centre, Debden Road, Debden Green, Loughton, Essex, IG10 2NY	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0983	Davenant Foundation School, Chester Road, Loughton, Essex, IG10 2LD	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located almost entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0984	63 Wellfields, Loughton, Essex, IG10 1PA	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0986	70 Wellfields, Loughton, IG10 1NY	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0993	126 High Road, Loughton, Essex, IG10 4BE	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1006	Fairmead, 48 Church Lane, Loughton, Essex, IG10 1PD	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1007	111 Church Hill, Loughton, Essex, IG10 1QR	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1026	13 Alderton Hill, Loughton, Essex, IG10 3JD	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1027	60 Traps Hill, Loughton, Essex, IG10 1TD	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1032	St Thomas More RC Church And Presbytery, 106 Willingale Road, Loughton, Essex, IG10 2DA	Loughton	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.



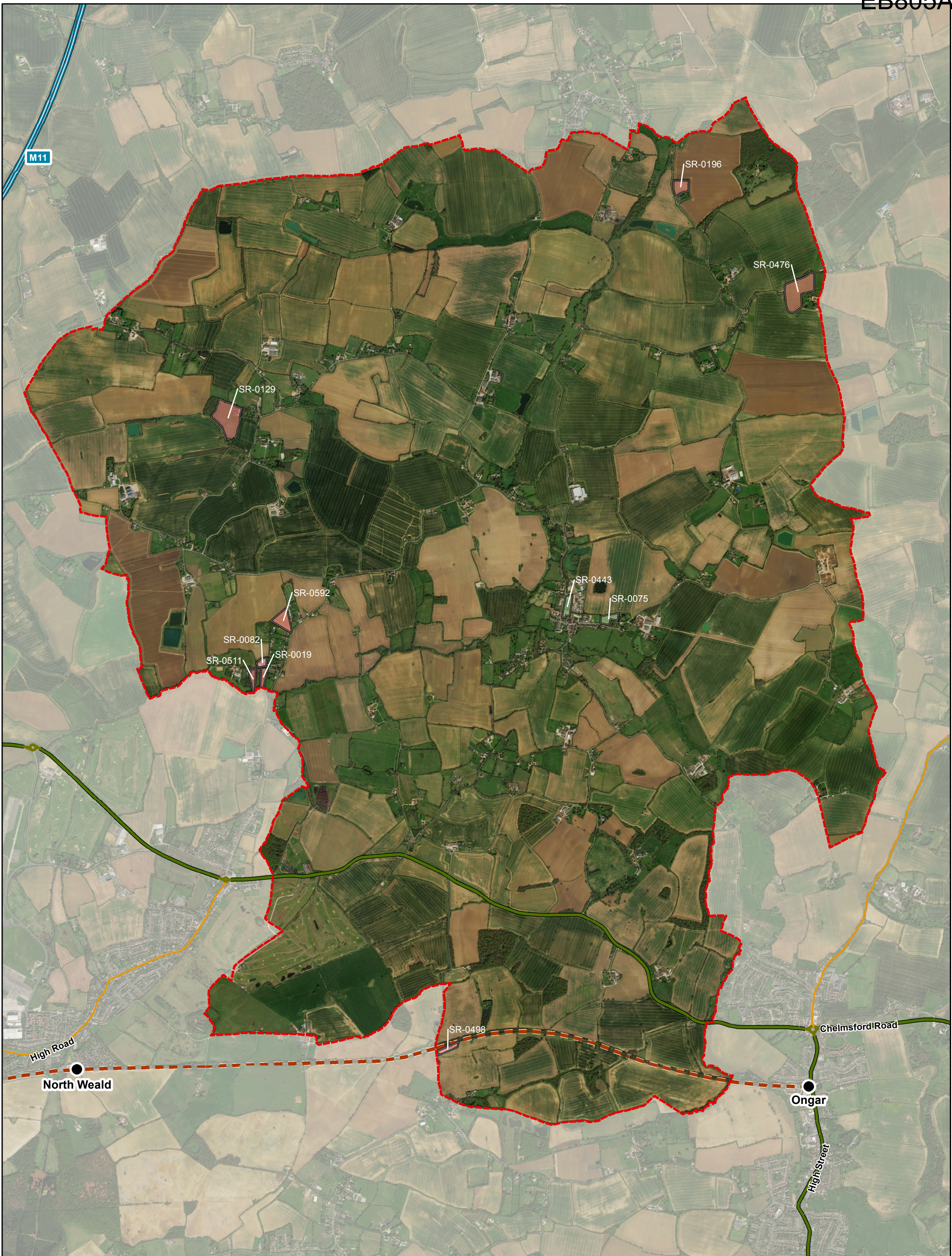
<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S1-0010-Rev2</div>	<div>Content</div> <div>Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Matching</div> <div>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</div> <div>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</div>	<div>Legend</div> <div><div>Site does not proceed</div><div>Tranche 1 proceeds to Stage 2</div><div>Tranche 2 site proceeds to Stage 6.1B</div><div>Parish Boundary</div></div> <div><div>N</div><div></div></div>
	<div>Date: March 2018</div>		
	<div>Scale: 1:26,000 @A3</div>		

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

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Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in Matching

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0125	Brick Kiln, Downhall Road, Matching Green, Essex	Matching	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0584	Morgans Farm, Moorhall Road, Matching, Old Harlow, CM17 0LP	Matching	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.

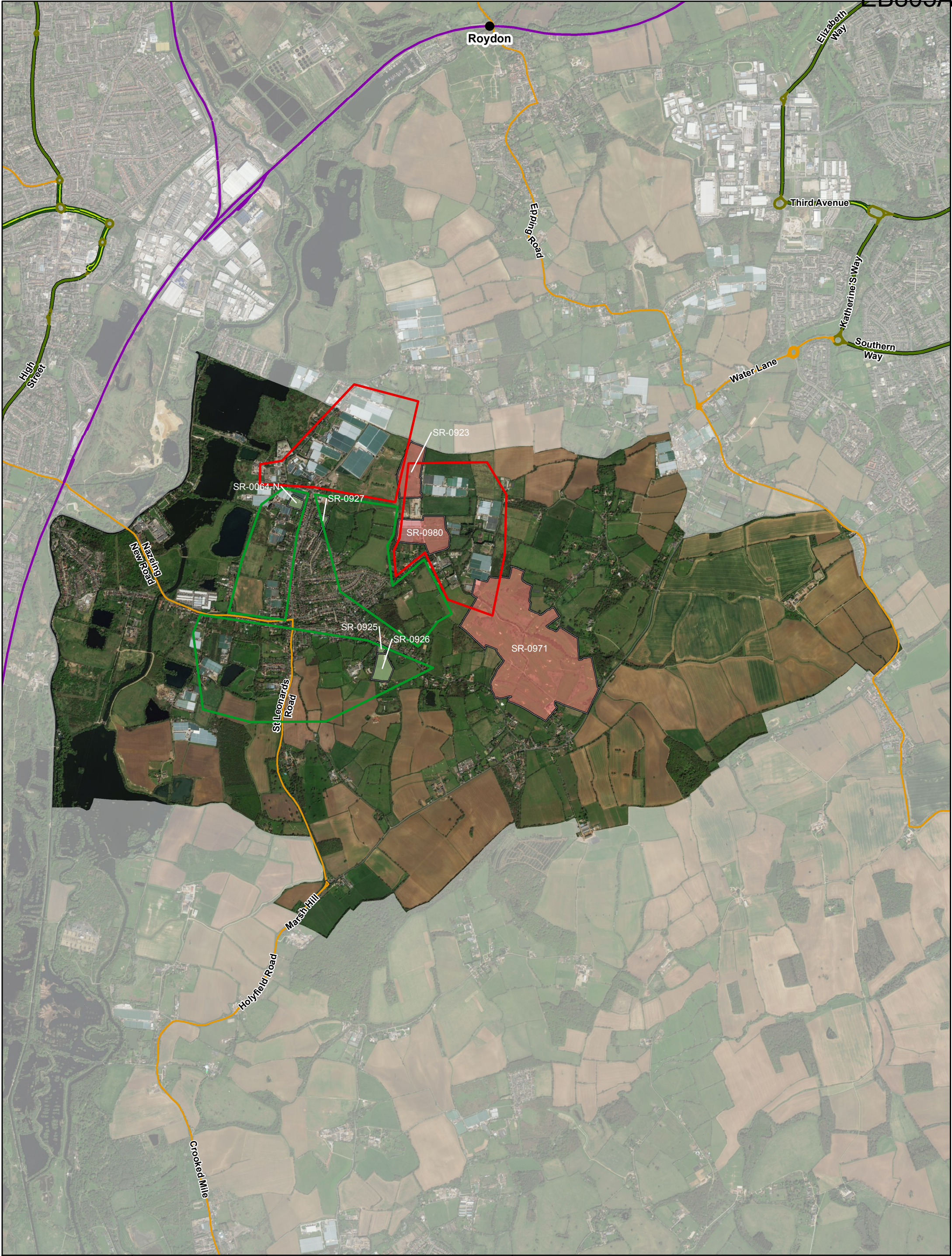


Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-0011-Rev2	Content Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Moreton, Bobbingworth and the Lavers <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Tranche 1 site proceeds to Stage 2 Tranche 2 site proceeds to Stage 6.1B <small>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</small>	<div><div></div> Parish Boundary</div> <div><div></div> N</div>
	Date: March 2018			
	Scale: 1:25,000 @A3			

ARUP

Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Moreton, Bobbingworth and the Lavers

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0019	Side of Argosons, Kents Lane, Kents lane Nursery, North Weald, Epping, CM16 6AX	Moreton, Bobbingworth and the Lavers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0075	Land to the north of Church Road, Chipping Ongar	Moreton, Bobbingworth and the Lavers	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0082	Weald Bridge Nursery, Kents Lane, North Weald, Essex	Moreton, Bobbingworth and the Lavers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0129	The Nursery, School Lane, Magdalen Laver, Essex	Moreton, Bobbingworth and the Lavers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0196	Field adjacent to Fairlight, Little Laver Road, Nr Matching Green	Moreton, Bobbingworth and the Lavers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0443	Harlow Road, Moreton, Bobbingworth and the Lavers, Chipping Ongar, Essex	Moreton, Bobbingworth and the Lavers	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0476	Envilles Farm, Adjacent to Little Laver, Ongar, Essex, CM5 0JH	Moreton, Bobbingworth and the Lavers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0498	Station Bridge House, Blake Hall Road, Greenstead, Ongar, Essex, CM5 9LW	Moreton, Bobbingworth and the Lavers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0511	Ericas Nursery, Kents Lane, Magdalen Laver, North Weald, CM16 6AX	Moreton, Bobbingworth and the Lavers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0592	Land adjacent to Weald Bridge Road, Magdalen Laver, Essex, CM16 6AU	Moreton, Bobbingworth and the Lavers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1B-0012-Rev1	Content Results of Stage 6.1B Assessment for Residential Sites in Nazeing <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Site proceeds at Stage 6.1B More suitable strategic option Less suitable strategic option	
	Date: March 2018			
	Scale: 1:25,000 @A3			

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

Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in Nazeing

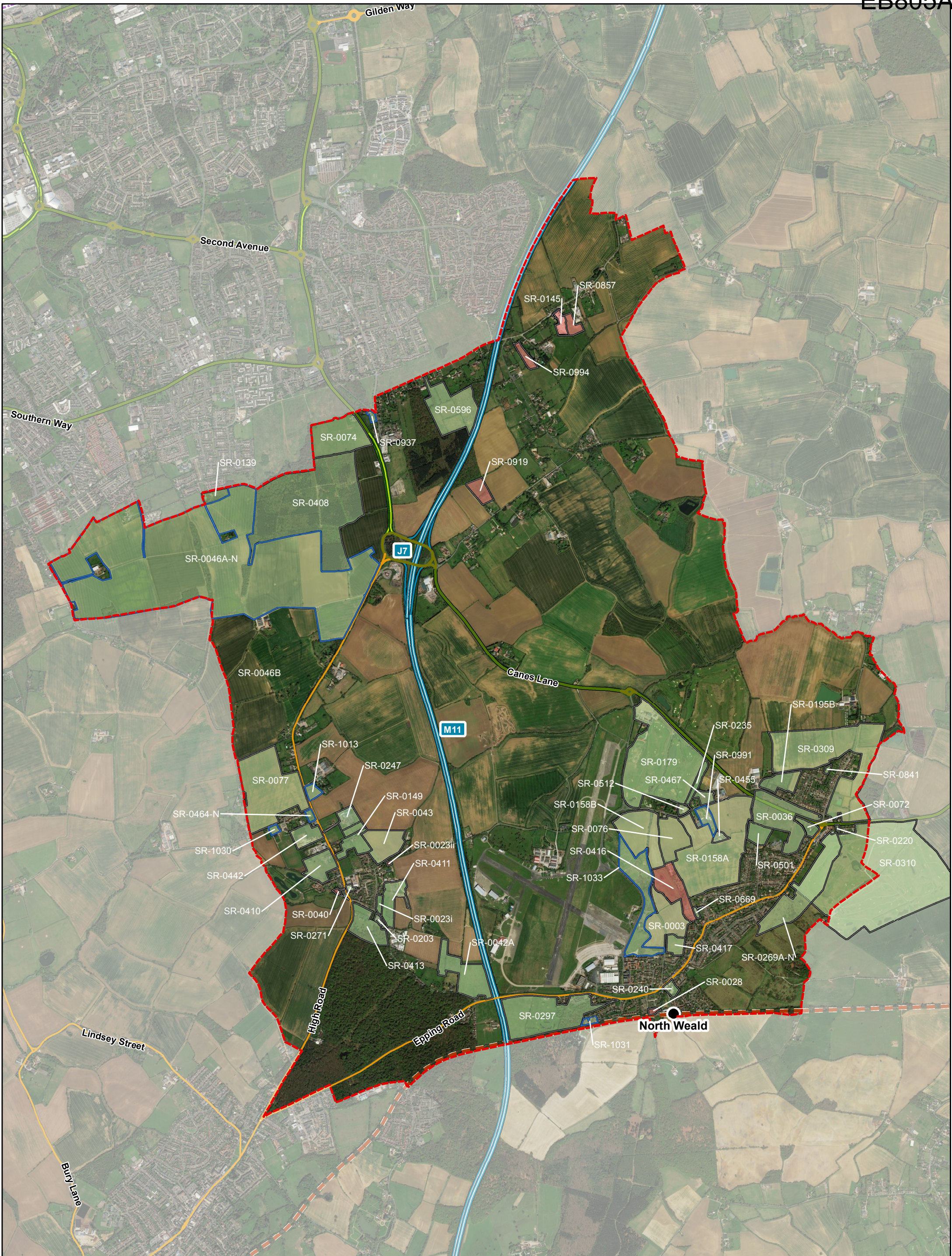
Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity	4. Site is entirely constrained by County owned 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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0001	Prospect Nursery, Old Nazeing Road, Nazeing, Broxbourne	Nazeing	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0004	Land opposite The White House, Middle Street, Nazeing, Essex, EN9 2LW	Nazeing	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0010	Leaside Nursery, Sedge Green, Nazeing, Essex	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0011	St. Leonards Road, Nazeing, Essex (Known as 'Perry Hill')	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0064	Sedge Green Nursery, Sedge Green, and Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0064-N	Chalkfield Nursery, Pecks Hill, Nazeing, Essex, EN9 2NX	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0101	Netherbowers, Perry Hill, Nazeing, Essex	Nazeing	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0116	Land to the rear of Oakley Hall, Nazeing	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0135A	Stoneyfield, Hoe Lane, Nazeing	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0135B	Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0136	Burleigh Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0150	The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0152	Lakeside Nursery, Pecks Hill, Nazeing, EN9 2NW	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0160	Fernbank Nursery, Nazeing Road, Nazeing, Essex	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0164	Esham, Paynes Lane, Nazeing, Essex	Nazeing	Residential	Yes	Yes	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones and is constrained by Flood Risk Zone 3B.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones and is constrained by Flood Risk Zone 3B.
SR-0166	Spinney Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0172	Vine Cottage, Betts Lane, Nazeing, EN9 2DA	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0182	Lignacite Ltd, Meadgate Works, Nazeing, Waltham Abbey, Essex, CM19 5EG	Nazeing	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0191	Royd, St Leonards Road, Nazeing	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0212	Lea Bank Nursery, Sedge Green, Roydon, Essex, CM19 5JS	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0213	Bettina Nursery and Ashley Nursery, Sedge Green, Roydon, CM19 5JS	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0232	Low Hill Nursery, Sedge Green, Roydon, Essex, CM19 5JR	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0238	Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RN	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0245	Coronation Nursery, Hoe Lane, Nazeing, Essex	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0246	Leaside Nursery, Sedge Green, Nazeing, Essex (2.5 ha site)	Nazeing	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0266	Oldfield Spring, Hoe Lane, Nazeing, EN9 2RW	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0270	Halston Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0298	Lower Nazeing, West Area	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0299	Lower Nazeing, South-west Area	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0300	Lower Nazeing, South Area	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0301	Lower Nazeing, North Area	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0302A	Lower Nazeing, south-east area	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0302B	Lower Nazeing, south-east area	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0302C	Lower Nazeing, south-east area	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0426	Nurseries to North of Sedge Green	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0427	Nursery between Nursery Road and Pick's Hill and Lake Road Nursery	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0434	Land North of Maplecroft Lane, Nazeing	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0438B-N	Chimes Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, Essex, EN10 6RJ	Nazeing	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0471	Presdale Farm House, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0473	St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0486	Leaside Nursery and Sedgegate Nursery, Sedge Green, Nazeing, Essex, EN9 2PA	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0507	Land at Little Cutlands, Incorporating Wilbea and Royd, St Leonards Road, Lower Nazeing, Waltham Abbey, EN9 2HJ	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0583	Land south east of Paynes Road and Nazeing Road	Nazeing	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0599	Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0840	Retail strip at Nazeing Road, Lower Nazeing, Essex	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.

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Appendix B1.3

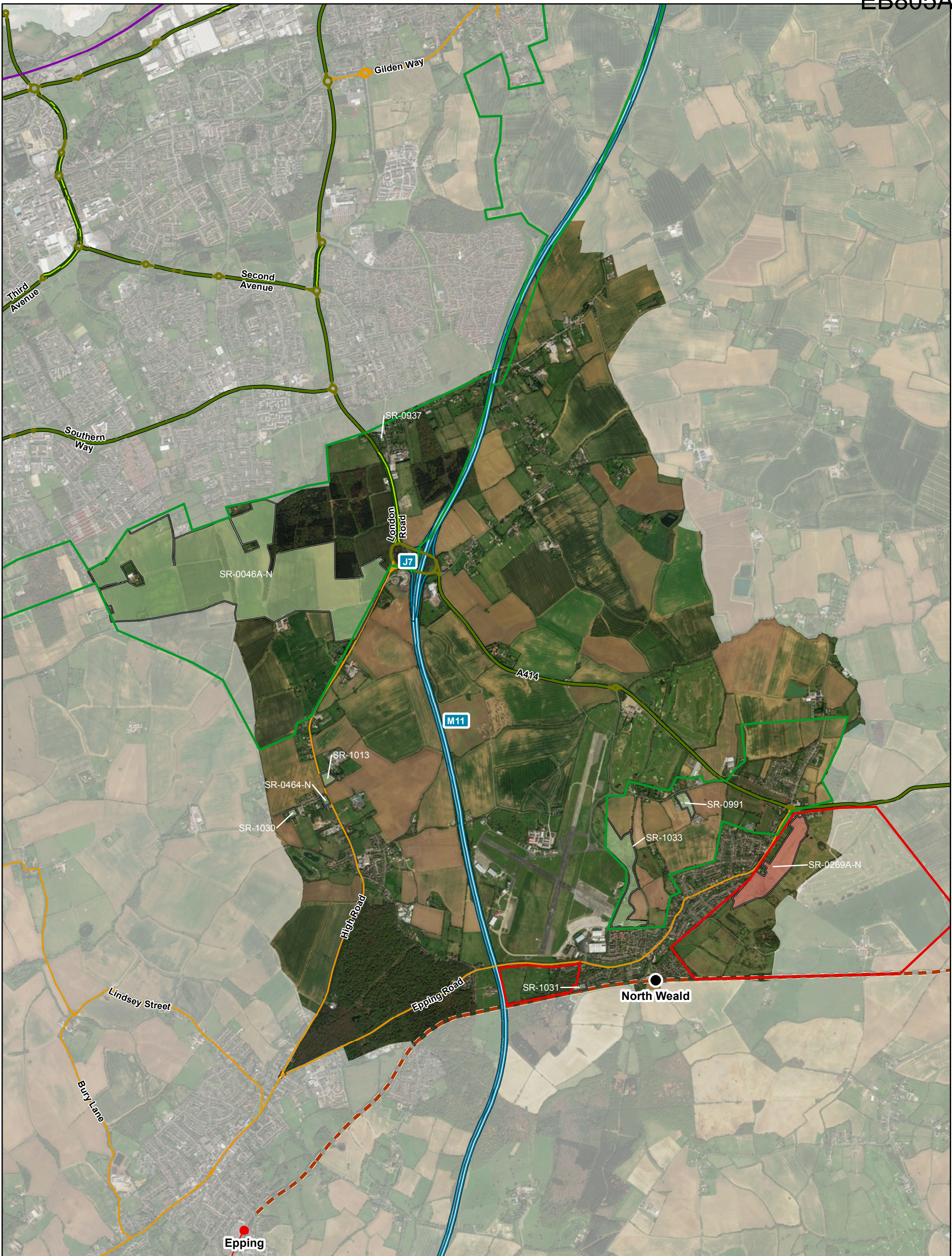
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in Nazeing

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0923	Site at Hoe Lane, Nazeing, EN9 2RJ	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Part of the site is located within two less suitable strategic options. The constraints identified for these strategic options are considered to apply to the site and therefore, on that basis, the site will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Part of the site is located within two less suitable strategic options. The constraints identified for these strategic options are considered to apply to the site and therefore, on that basis, the site will not progress to Stage 6.2.
SR-0924	Oak Tree Farm (Part of), Paynes Lane, Nazeing, EN9 2EY	Nazeing	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0925	Land to the rear of Shadwalkers (Plot 1), Middle Street, Nazeing, Essex, EN9 2LH	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0926	Land to the rear of Shadwalkers (Plot 2), Middle Street, Nazeing, Essex, EN9 2LH	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0927	Land to the North of Maplecroft and to the East of Pecks Hill, Nazeing, Essex, EN9 2NY	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0933	Oakleigh Nursery, Paynes Lane, Nazeing, EN9 2EY	Nazeing	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0971	Nazeing Golf Club, Middle Road, Nazeing, Essex, EN9 2LW	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located partially within a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located partially within a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site will not progress to Stage 6.2.
SR-0980	Di Maria and Presdale Farm Nurseries, Hoe Lane, Nazeing, Essex, EN9 2RJ	Nazeing	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-1001	Patience Cottage, Belchers Lane, Nazeing, Essex, EN9 2SA	Nazeing	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-1023	Nazeing Golf Course, Clubhouse Car Park, Middle Street, Nazeing, Waltham Abbey, Essex, EN9 2LW	Nazeing	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.




Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-001-Rev2	Content Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in North Weald Bassett <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend <div><div></div> Site does not proceed</div> <div><div></div> Tranche 1 site proceeds to Stage 2</div> <div><div></div> Tranche 2 site proceeds to Stage 6.1B</div> <div><div></div> Parish Boundary</div>	<div>N ▲</div> <div>B155</div>
	Date: March 2018			
	Scale: 1:25,000 @A3			

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



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1B-0013>-Rev1	Content Results of Stage 6.1B Assessment for Residential Sites in North Weald Bassett <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016. EFDC License No.: 100018534 2016</small>	Legend Site does not proceed at Stage 6.1B Site proceeds to Stage 6.2 More suitable strategic option Less suitable strategic option
	Date: March 2018		
	Scale: 1:27,500 @A3		

N



B156

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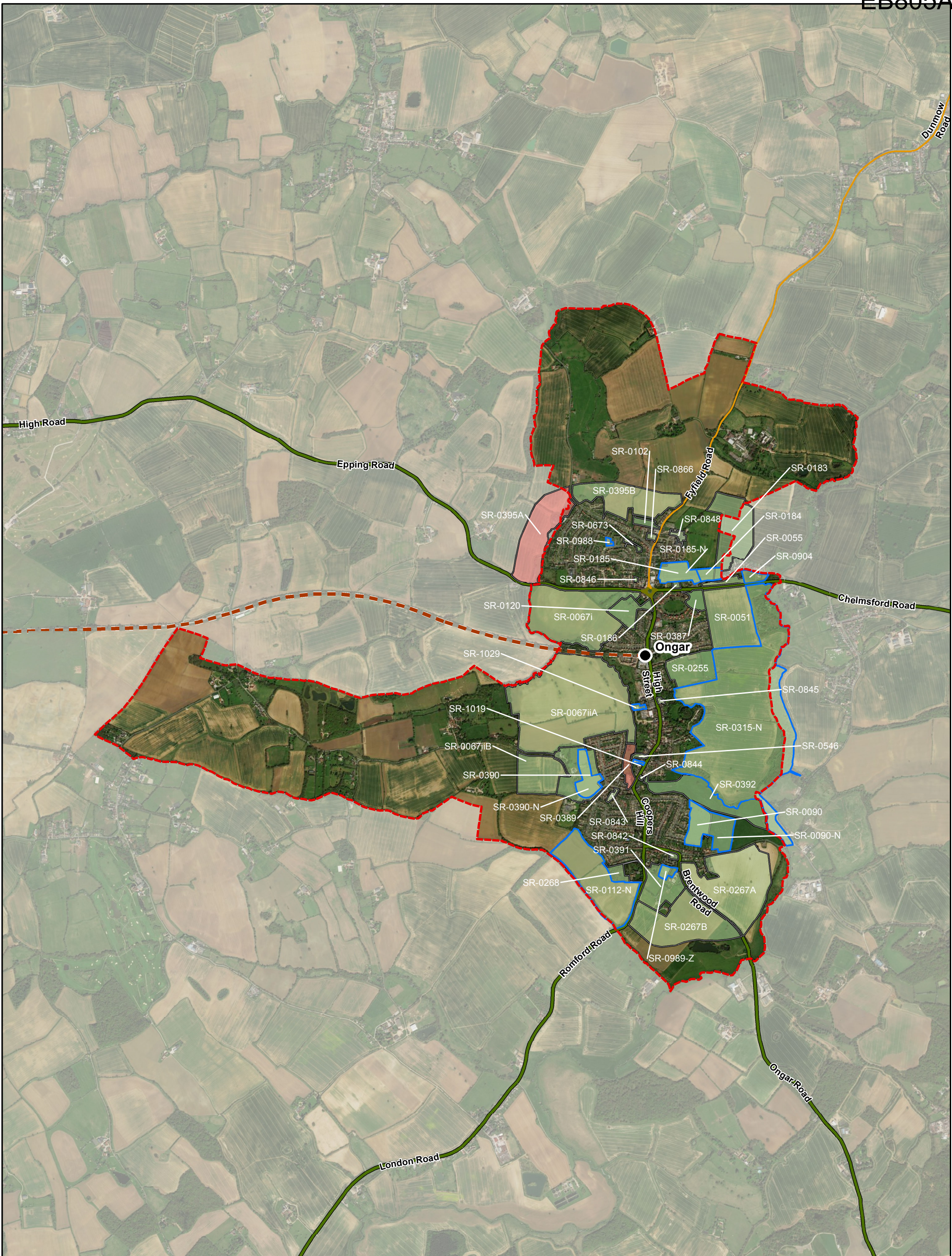
Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
North Weald Bassett

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0003	Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0023i	Weald Place Farm, Thornwood, Epping, Essex	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0023ii	Weald Place Farm, Thornwood, Epping, Essex	North Weald Bassett	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0028	Land adjacent to Waterman's Way North Weald	North Weald Bassett	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0036	Land at Blumans, North Weald (north/south of A414)	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0040	Land to the rear of 11 Woodfield Terrace and The Lodge, Thornwood Common, Near Epping, Essex, CM16 6LL	North Weald Bassett	Residential	No	No	No	No	No	No	No	Does not proceed	Part of site within Settlement Buffer Zone is constrained by Flood Risk Zone 3B.	Not Applicable	Not Applicable	Does not proceed	Part of site within Settlement Buffer Zone is constrained by Flood Risk Zone 3B.
SR-0042A	Land North and East of Park Place, Woodside, Thornwood	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0043	Land at Weald Hall Lane, Thornwood	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0046A-N	Latton Priory Farm, London Road, Harlow, Essex, CM18 7HT	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.
SR-0072	Land at Tylers Farm [271 High Road], North Weald	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0074	Land to the east of the A414, New House Farm, Harlow	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0076	Land south of Vicarage Lane, North Weald	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0077	Land at Thornwood Common, North Weald, Essex	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0139	Riddings Lane, Hastingwood Road, Hastingwood, North Harlow, Essex, CM18 7HT	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0145	Cecil House, Foster Street, Harlow Common, CM17 9HY	North Weald Bassett	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0149	Tudor House, High Road, Thornwood, with adjacent land.	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0158A	Land at North Weald Bassett, South of Vicarage Lane	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0158B	Vicarage Lane/ east/west of Church Lane (east of Merlin Way), North Weald	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0179	Part of North Weald Golf Club, Rayley Lane, North Weald, Essex, CM16 6AR	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0195B	Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0203	Randalls Yard, Woodside, Thornwood Common	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0220	1-2 Marconi Bungalows, High Road, North Weald, Epping, CM16 6EQ	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0235	Vicarage Lane, North Weald	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0240	The Kings Head Public House, High Road, North Weald, Essex, CM16 6BU	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0247	Land at Happy Grow Garden Centre, High Road, Thornwood, Epping, CM16 6LX	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0269A-N	The Ongar Park Estate, North Weald Bassett, Essex, CM16 6DP	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0271	(Former Coachworks) Popplewells, High Road, Thornwood, Epping, Essex	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0297	North Weald Bassett, South-west Area	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0309	North Weald Bassett, North-east area	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0310	North Weald Bassett, Blakes Golf Course (East Area)	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0408	Rundell's Grove Wood	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0410	Land East of High Road, Thornwood	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0411	Weald Place Farm, Thornwood, Epping, Essex	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0413	Land South of Woodside, Thornwood	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0416	Queens Road Allotments & Sewage Works, North Weald Bassett	North Weald Bassett	Residential	No	No	No	No	No	No	Yes	Does not proceed	Parts of site falling within Settlement Buffer Zones are constrained by Local Nature Reserve and Flood Risk Zone 3B.	Not Applicable	Not Applicable	Does not proceed	Parts of site falling within Settlement Buffer Zones are constrained by Local Nature Reserve and Flood Risk Zone 3B.
SR-0417	Land east of Church Lane/West of Harrison Drive, North Weald Bassett	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0442	Marlow, Thornwood Common, Epping	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0455	Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0464-N	Land at Upland Road, Thornwood Common, Essex, CM16 6NJ	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	No strategic options have been identified for Thornwood. Site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. No strategic options have been identified for Thornwood. Site will progress to Stage 6.2.
SR-0467	North Weald Nurseries, Vicarage Lane, North Weald, Epping, Essex	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0501	Playing field at New House Lane, North Weald	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0512	St Clements, Vicarage Lane West, North Weald, CM16 6AL	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0596	Land adjacent to Mead House, Harlow Common, Essex, CM17 9NE	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0669	Queens Road Garages, Nos. 1-55, North Weald	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.

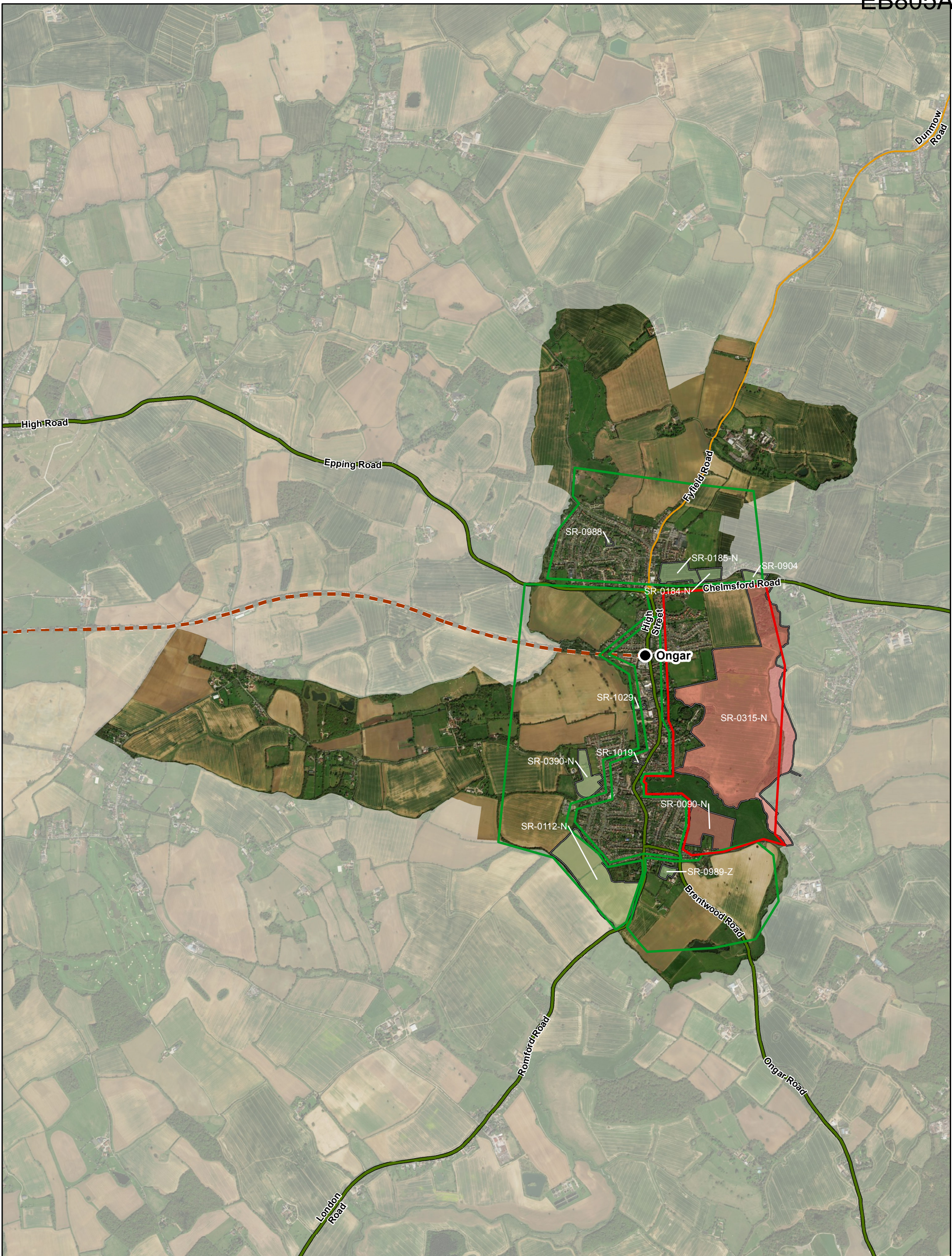


Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
North Weald Bassett

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0841	Green at Bluemans End, North Weald Bassett, Essex	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0857	C. J. Pryor Cecil House Foster Street Harlow Essex CM17 9HY	North Weald Bassett	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0919	Rainbow & Dove P.H., Hastingwood Road, Hastingwood, Harlow, CM17 9JX	North Weald Bassett	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0937	Avenue Home, Latton Common, Near Harlow, CM17 9NJ	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.
SR-0991	The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex, CM16 6AL	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0994	Brent House Farm, Harlow Common, North Weald, Essex, CM17 9JD	North Weald Bassett	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-1013	Esgors, High Road, Thornwood, Essex, CM16 6LY	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	No strategic options have been identified for Thornwood. Site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. No strategic options have been identified for Thornwood. Site will progress to Stage 6.2.
SR-1030	Epping Rugby Club, Upland Road, Thornwood, Epping, Essex, CM16 6NL	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	No strategic options have been identified for Thornwood. Site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. No strategic options have been identified for Thornwood. Site will progress to Stage 6.2.
SR-1031	Cunningham House, Pike Way, North Weald Bassett, Epping, Essex, CM16 6BL	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	This site is located in a part of the settlement for which no strategic option was identified. However, the site is located within the existing extent of the settlement. The Local Plan Strategy seeks to maximise development within existing settlements and therefore the site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. This site is located in a part of the settlement for which no strategic option was identified. However, the site is located within the existing extent of the settlement. The Local Plan Strategy seeks to maximise development within existing settlements and therefore the site will progress to Stage 6.2.
SR-1033	Land to the East of North Weald Airfield and West of Church Lane, North Weald Bassett, Essex, CM16 6AA	North Weald Bassett	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-0014-Rev2	Content Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Ongar <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Tranche 1 site proceeds to Stage 2 Tranche 2 site proceeds to Stage 6.1B <small>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</small>	<div><div></div> Parish Boundary</div> <div><div></div> N</div>
	Date: March 2018			
	Scale: 1:22,500 @A3			



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1B-0014-Rev1	Content Results of Stage 6.1B Assessment for Residential Sites in Ongar <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Site proceeds to Stage 6.2 More suitable strategic option Less suitable strategic option	<div style="text-align: right;">N ▲</div>
	Date: March 2018			
	Scale: 1:22,500 @A3			

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

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Appendix B1.3

Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in 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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0051	Land to south of A414 Chelmsford Road, Ongar, Essex	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0055	Land between A414 and High Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0067I	Land to the west of Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0067IIA	Land to the west of Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0067IIB	Land to the west of Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0090	Land to east of Longfields, Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0090-N	Land to East of Longfields	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0102	Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0112-N	Land to the West of Stanford Rivers Road, Ongar, Essex, CM5 9EP	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0120	Bowes Field, Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0183	Land to the East of Old Ongar County Secondary School, High Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0184	0.96 ha plot of land adjacent to High Ongar Road, High Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0184-N	0.96 ha plot of land adjacent to High Ongar Road, High Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2
SR-0185	Plot of land adjacent to High Ongar Road, High Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0185-N	Plot of land adjacent to High Ongar Road, High Ongar and 12 Fyfield Road, Ongar, CM5 0AH	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0186	Land adjacent to Chelmsford Road (A414) near the Four Wanzz roundabout, High Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0255	Land comprising the recreation field and sports club at Love Lane, Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0267A	Land to the south-east of Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0267B	Land to the south-east of Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0268	Land to the South of Kettlebury Way, Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0315-N	Land East of Ongar Castle, Ongar, Essex, CM5 9JT	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Sites is located almost entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0387	Land off Great Stony Park	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0389	Land between High Street and Rodney Road, Ongar	Ongar	Residential	No	No	No	No	No	No	Yes	Does not proceed	Parts of site falling within Settlement Buffer Zone is constrained by Flood Risk Zone 3B.	Not Applicable	Not Applicable	Does not proceed	Parts of site falling within Settlement Buffer Zone is constrained by Flood Risk Zone 3B.
SR-0390	Greensted Road, Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0390-N	Land at Greensted Road, Ongar, Essex, CM5 9HJ	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0391	Land between Stanford Rivers Road and Brentwood Road, Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0392	Land north-east of Longfields, Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0395A	Land to North of Ongar	Ongar	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0395B	Land to North of Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0546	Ongar Fire Station, 67 High Street, Ongar, CM5 9DT	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0673	St. Peter's Avenue Garages, Nos. 1-30, Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0842	Car park at The Stag pub, Brentwood Road, Ongar	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0843	Industrial site south 'The Borough', Ongar, Essex	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0844	Ongar Bridge Car Dealership, High Street, Ongar, Essex	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0845	Car Park east of High Street, Ongar, Essex	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0846	Green space at Walter Mead Close, Ongar, Essex	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0848	Ongar Leisure Centre, The Gables, Ongar, Essex	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0866	Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Ongar, Essex, CM5 0AL	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0904	Land between High Ongar Road and Chelmsford Road, Ongar, Essex, CM5 9LY	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0988	20-34 St. Peters Avenue, Shelley, Ongar, Essex, CM5 0BT	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.

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Appendix B1.3

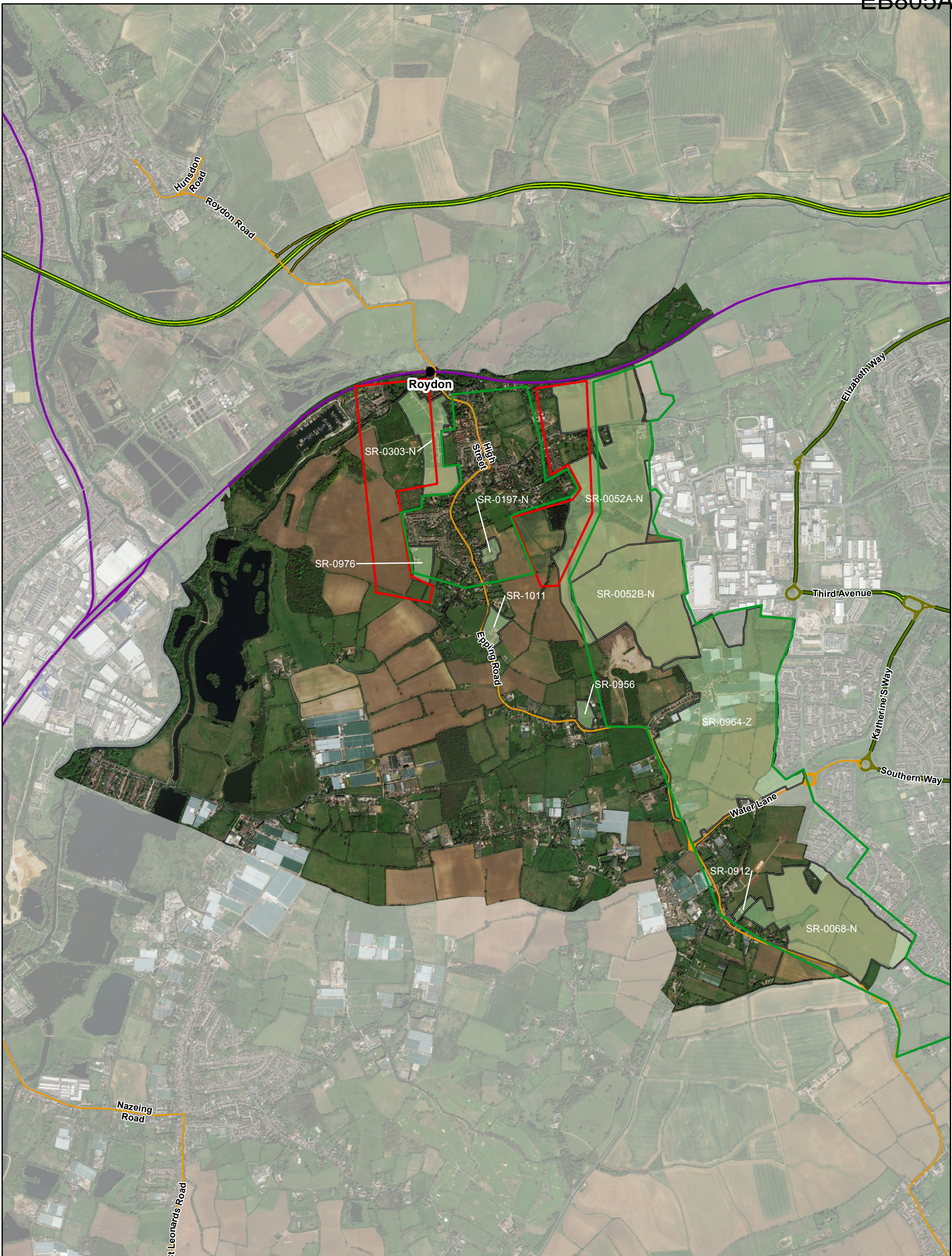
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in Ongar


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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0989-Z	Land to the rear of Hunters Chase and West of Brentwood Road, Ongar, Essex, CM5 9DQ	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1019	Taylor's Yard, 41 - 49 High Street, Ongar, Essex, CM5 9DT	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1029	Land adjacent to Basons Lane, Ongar, Essex, CM5 9AR	Ongar	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-0015-Rev2	Content Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Roydon <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Site proceeds to Stage 2 Site proceeds to Stage 6.1B <div>Parish Boundary</div>	<div>N</div>
	Date: March 2018			
	Scale: 1:20,000 @A3			

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



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1B-0015-Rev1	Content Results of Stage 6.1B Assessment for Residential Sites in Roydon <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed More suitable strategic option Site proceeds to Stage 6.2 Less suitable strategic option <small>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</small>	 N
	Date: March 2018			
	Scale: 1:20,000 @A3			

ARUP

Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Roydon

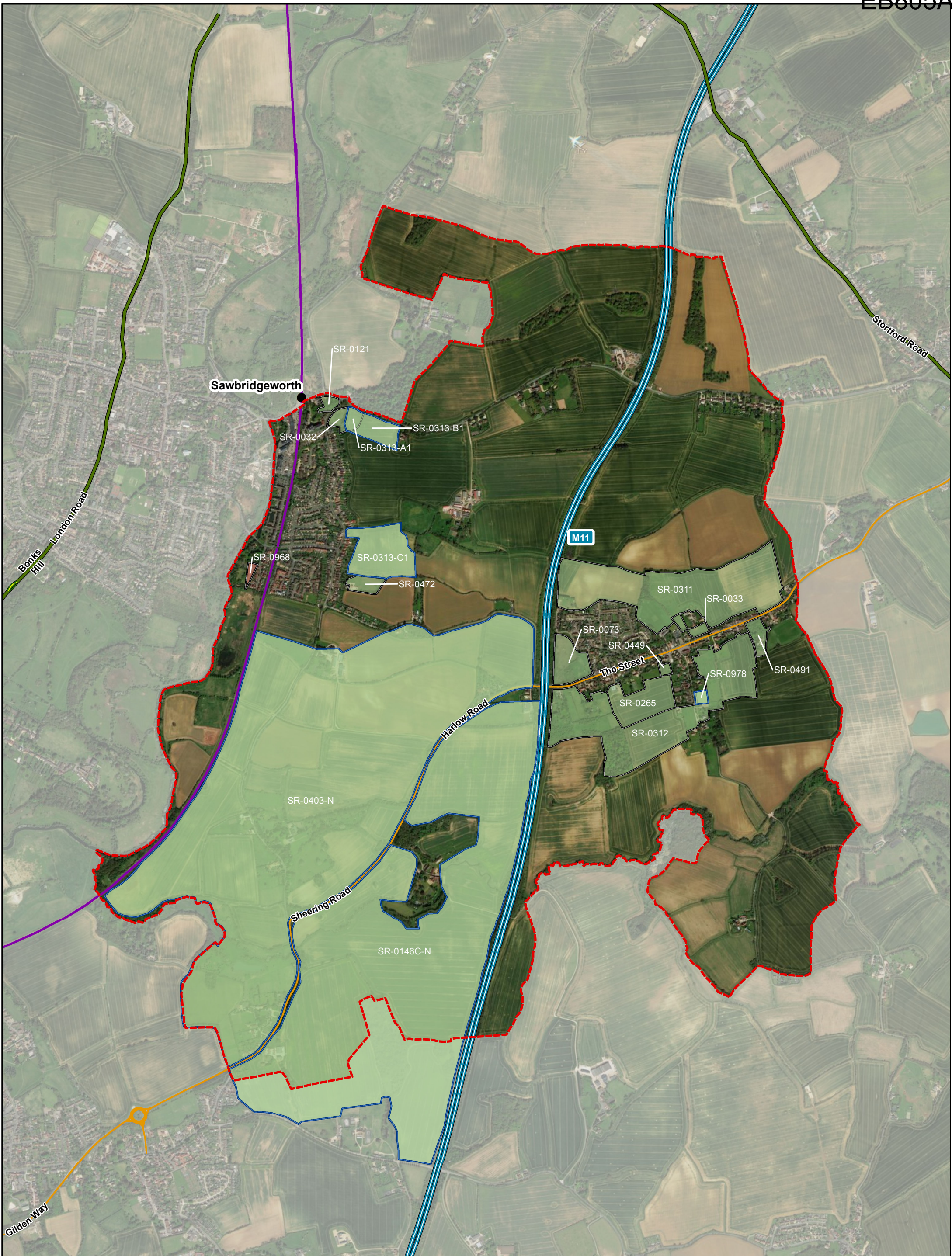
Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity	4. Site is entirely constrained by County owned 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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0008	Tower Nursery, Netherhall Road, Roydon	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0009	Land north side of Epping Road, known as 'Halls Green'	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0038	Land at Tylers Cross Farm, Water Lane, Tylers Cross, Harlow	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0039	Land at Bourne Farm, Water Lane, Tylers Cross, Harlow	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0052A-N	Land at East End Farm, Harlow, Essex, CM19 5HG	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.
SR-0052B-N	Land at East End Farm, Harlow, Essex, CM19 5HG	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.
SR-0068-N	Land West of Summers and North of Epping Road, Harlow, Essex, EN9 2DH	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.
SR-0081	Hamlet Hill Land, Hamlet Hill, Roydon, Essex	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0094	Land at North of Villa Nursery, Reeves Lane, Roydon, Essex	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0095	Merry Weather Nursery, Reeves Lane, Roydon, Essex	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0096	Villa Nursery, Reeves Lane, Roydon, Essex	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0107	Land at Epping and Parsloe Road, Roydon, Essex (Blakes Farm)	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0109	Richmonds Farm, Parsloe Road, Epping Green, CM16 6QB	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0117	The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0140	Hill Farm Nursery, Hamlet Hill, Roydon, Harlow, Essex	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0142	Beale Oaken, Tylers Road, Roydon Hamlet, Essex	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0157	Mount Pleasant House, Harlow Road, Roydon, Essex	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0167	Belmont, Hamlet Hill, Roydon	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0169	The Old Coal Yard, off 32 High Street, Roydon	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0197	Land adjacent to Kingsmead, Epping Road, Roydon, Essex	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0197-N	Kingsmead School, Epping Road, Roydon, Essex, CM19 5HU	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0241	Land on South side of Common Road (Rosewood Farm), Broadley Common, Essex and Land at rear of Meadow Lodge, Epping Road, Nazeing, Essex	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0303-N	Land to the West of Roydon at Temple Farm, Roydon, Essex, CM19 5EB	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0304	Roydon, North-east Area	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0306	Roydon, south-east Area	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0423	Land East of Little Brook Road, Roydon	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0424	Water Lane Cottage and Adjacent Field	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0432	Land North of Dobbs Weir Road	Roydon	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0675	Parkfields Garages, Nos. 4-19, Roydon	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0890	Land at Epping Road, Roydon, Harlow, Essex	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0912	The Dellers, Epping Road, Broadley Common, Nazeing, Essex, EN9 2DH	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.
SR-0956	Halls Green, Land lying to the North of Epping Green, CM19 5DG	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.

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Appendix B1.3

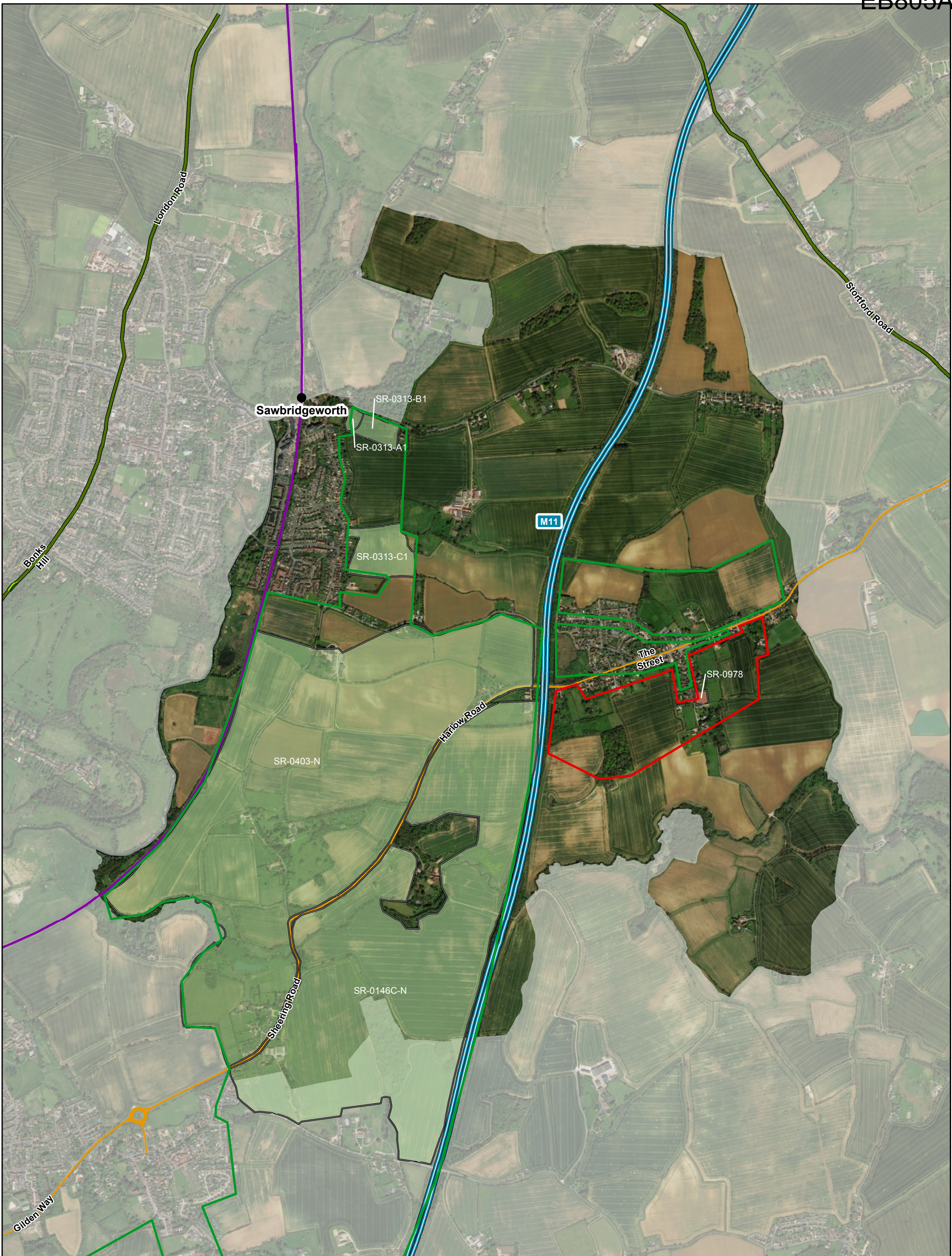
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in Roydon

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0964-Z	Land to the West of Harlow between Old House Lane, Epping Road, Water Lane and Katherines, Harlow, Essex, CM19 5DJ	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.
SR-0976	Parklands Nursery, Parkfields, Roydon, Harlow, Essex, CM19 5JB	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1011	New Barns Farm, Epping Road, Roydon, Harlow, Essex, CM19 5DB	Roydon	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located outside but near to a more suitable strategic option. The suitability of that strategic option is considered to apply to the site and therefore, on that basis, the site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a more suitable strategic option. The suitability of that strategic option is considered to apply to the site and therefore, on that basis, the site will progress to Stage 6.2.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-0016-Rev2	Content Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Sheering <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Tranche 1 proceeds to Stage 2 Tranche 2 site proceeds to Stage 6.1B	<div><div></div> Parish Boundary</div> <div><div></div></div> <div><div></div></div>	<div><div></div> N</div>
	Date: March 2018				
	Scale: 1:15,000 @A3				

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

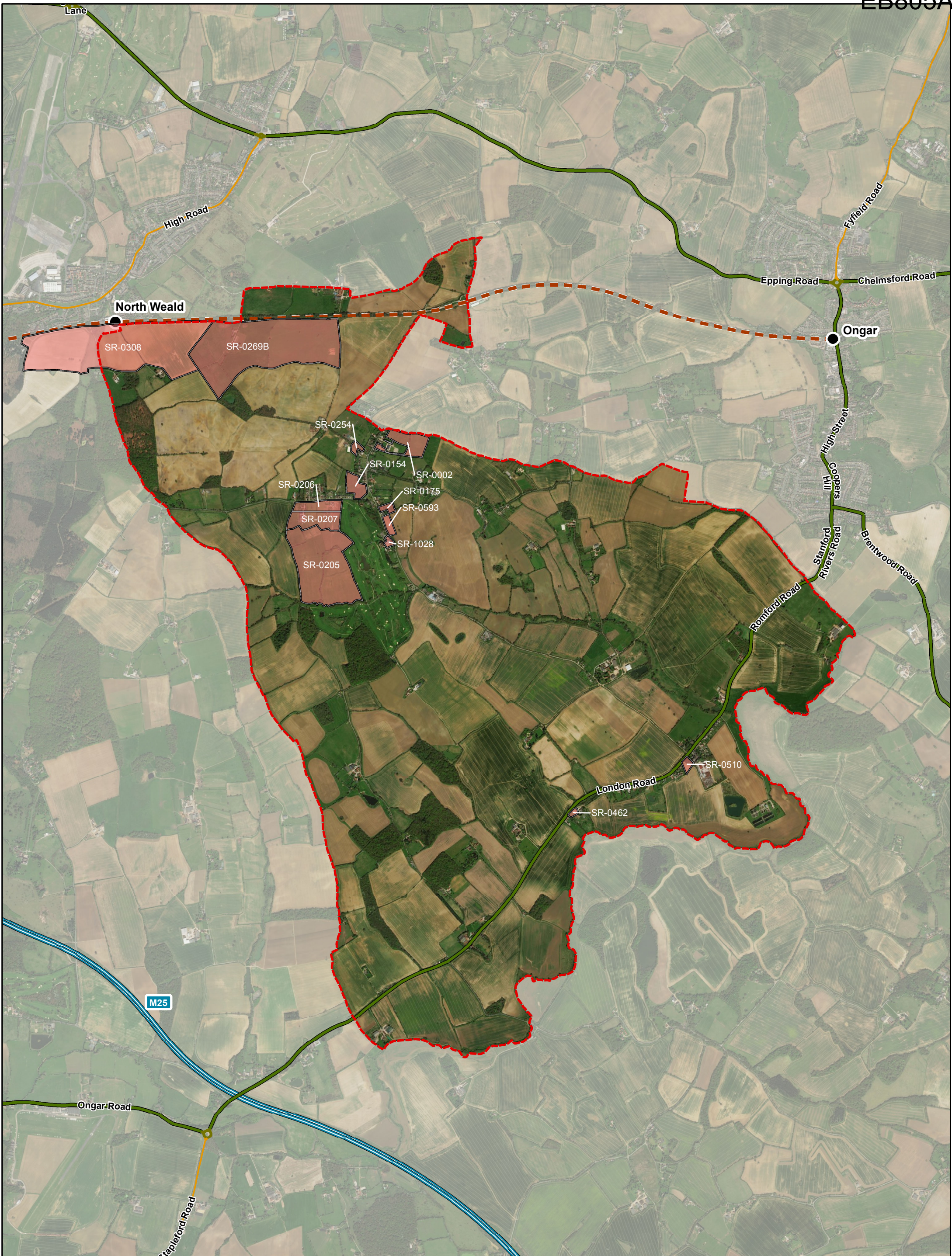


<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	Drawing No. EFDC-S1B-0016-Rev1	<div>Content</div> <div>Results of Stage 6.1B Assessment for Residential Sites in Sheering</div> <div><small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</small></div> <div><small>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016</small></div> <div><small>EFDC License No: 100018534 2016</small></div>	<div>Legend</div> <div><div>Site does not proceed</div><div>Site proceeds to Stage 6.2</div><div>More suitable strategic option</div><div>Less suitable strategic option</div></div> <div><small>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</small></div>	<div>N</div> <div>▲</div> <div>B168</div>
	Date: March 2018			
	Scale: 1:15,000 @A3			



Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in Sheering

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0032	Land at Lower Sheering	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0033	Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0073	Land to the East of the M11, Sheering	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0121	Land at Sheering Lower Road, Sawbridgeworth	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0146C-N	Land East of Harlow, North of Church Langley and South of Sheering Road, Harlow, Essex, CM17 0NG	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.
SR-0265	Land to South of Chambers Farm, Sheering	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0311	Sheering, North Area	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0312	Sheering, South Area	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0313-A1	Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	No strategic options have been identified for Lower Sheering. Site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. No strategic options have been identified for Lower Sheering. Site will progress to Stage 6.2.
SR-0313-B1	Land East of Lower Sheering and South of Sawbridgeworth Road, Lower Sheering, Essex, CM21 9LH	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	No strategic options have been identified for Lower Sheering. Site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. No strategic options have been identified for Lower Sheering. Site will progress to Stage 6.2.
SR-0313-C1	Land East of Lower Sheering and to the rear of Sheering Lower Road, Harlow, Essex, CM21 9LG	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	No strategic options have been identified for Lower Sheering. Site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. No strategic options have been identified for Lower Sheering. Site will progress to Stage 6.2.
SR-0403-N	Land at Sheering Lower Road and West of Harlow Road, Lower Sheering, Essex, CM17 0NE	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located around Harlow for which a strategic option has yet to be defined and does not fall within a settlement specific strategic option. The site will therefore progress to Stage 6.2.
SR-0449	Bramleys land to the rear of Holmcroft, Chatfield House and Builders Yard, Sheering.	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0472	The Yard, to the rear of 16 Sheering Lower Road, Sawbridgeworth, Essex, CM21 9LF	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0491	Site adjacent to Willow House, The Street, Sheering, CM22 7LR	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0968	Land to the rear of Luxford Lane and west of the River Stort, Lower Sheering, Essex, CM21 9JB	Sheering	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0978	Land at Sheering Glebe, Church Lane, Sheering, Essex, CM22 7NR	Sheering	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.



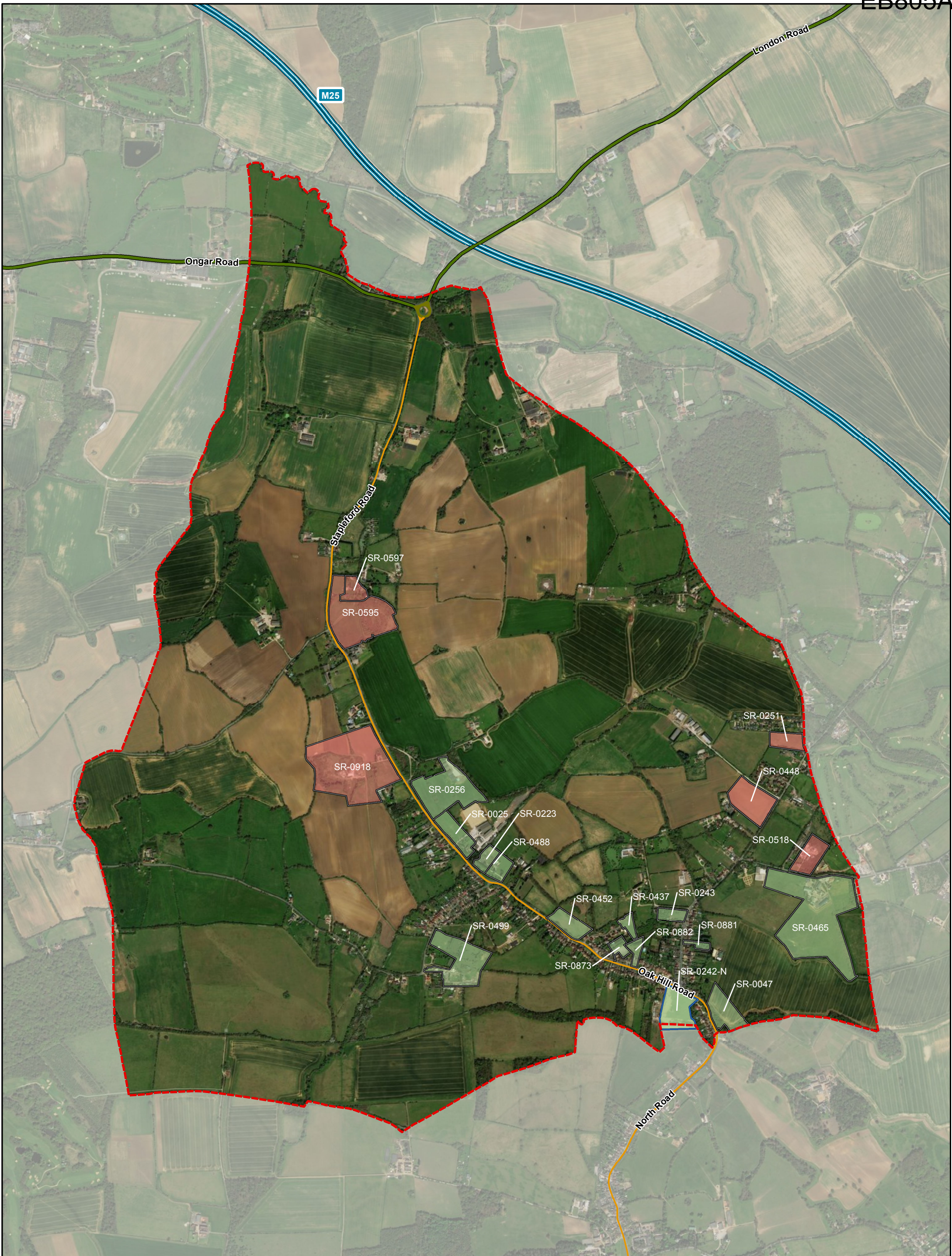
Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-0018-Rev2	Content Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Stanford Rivers <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Tranche 1 proceeds to Stage 2 Tranche 2 site proceeds to Stage 6.1B	<div><div></div> Parish Boundary</div> <div><div></div> North Arrow</div>
	Date: March 2018			
	Scale: 1:25,500 @A3			

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

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Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential 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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0002	Wealdstead, Toot Hill Road, Greensted, Ongar, Essex, CM5 9LJ	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0154	Land behind Rose Cottage, Toot Hill, Ongar	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0175	Site adjoining 'Covers Mead' Toot Hill, Ongar, Essex	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0205	Land adjacent Maybanks Farm (site C), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0206	Land adjacent Maybanks Farm (site A), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0207	Land adjacent Maybanks Farm (site B), Epping Road, Toot Hill, Nr Ongar, Essex, CM5 9SP	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0254	Land lying to the West of Toot Hill Road, Ongar, Essex	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0269B	Ongar Park Estate, North Weald Bassett	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0308	North Weald Bassett, South Area	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0462	151-153 London Road, Stanford Road, Standford Rivers, Ongar, Essex	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0510	Stanford Rivers Estate, Stanford Rivers	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0593	Land adjacent to School Road, Toot Hill, Essex, CM5 9PU	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-1028	Toot Hill Golf Club, School Road, Stanford Rivers, Ongar, Essex, CM5 9PU	Stanford Rivers	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-0019-Rev2	Content Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Stapleford Abbots <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Tranche 1 proceeds to Stage 2 Tranche 2 site proceeds to Stage 6.1B	<div><div></div> Parish Boundary</div> <div><div></div></div> <div><div></div></div>	<div>N ▲</div>
	Date: March 2018				
	Scale: 1:15,000 @A3				

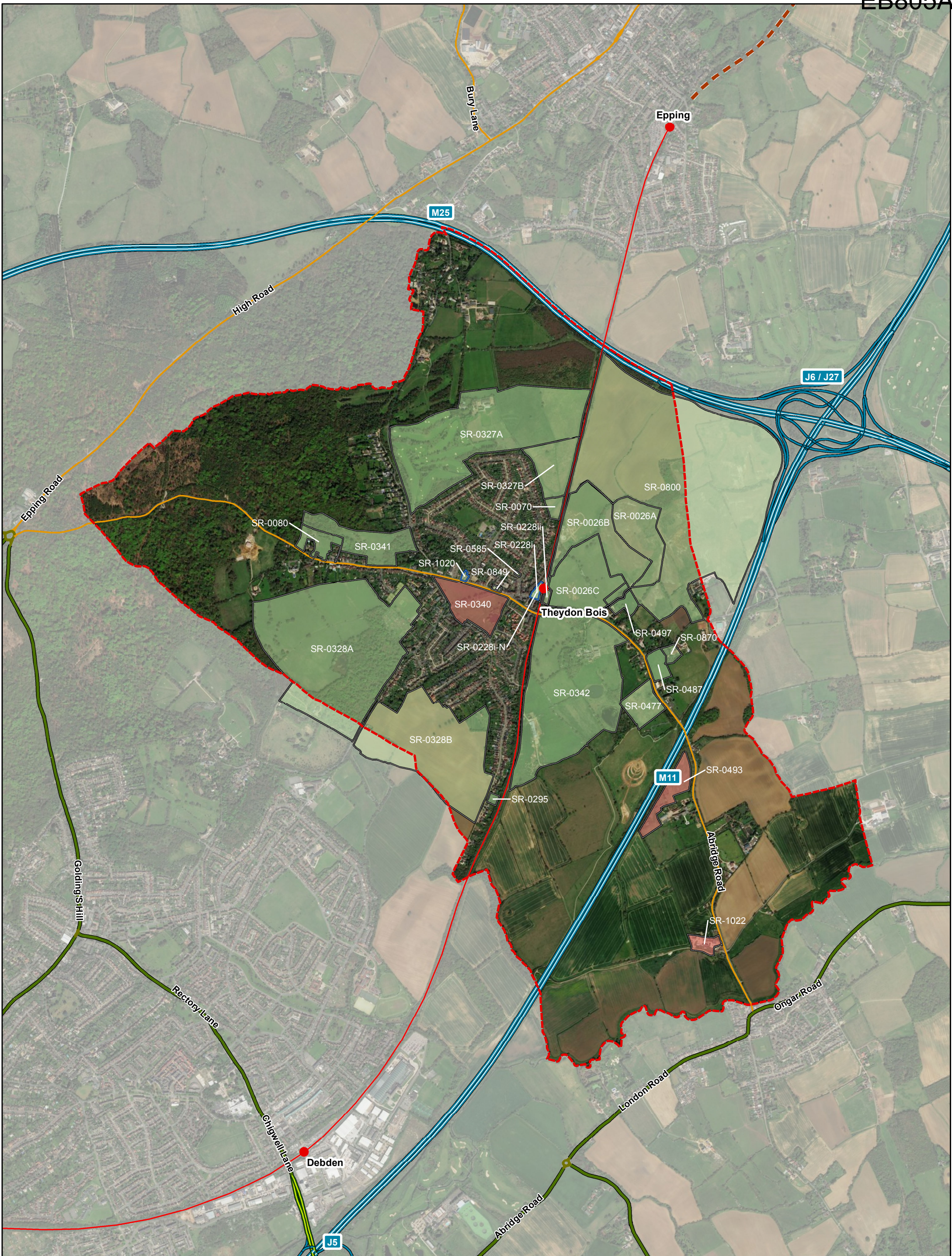
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Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1B-0019-Rev1	Content Results of Stage 6.1B Assessment for Residential Sites in Stapleford Abbots <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed More suitable strategic option Site proceeds at Stage 6.1B Less suitable strategic option <small>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</small>	<div>N</div> <div>▲</div> <div>B173</div>
	Date: March 2018			
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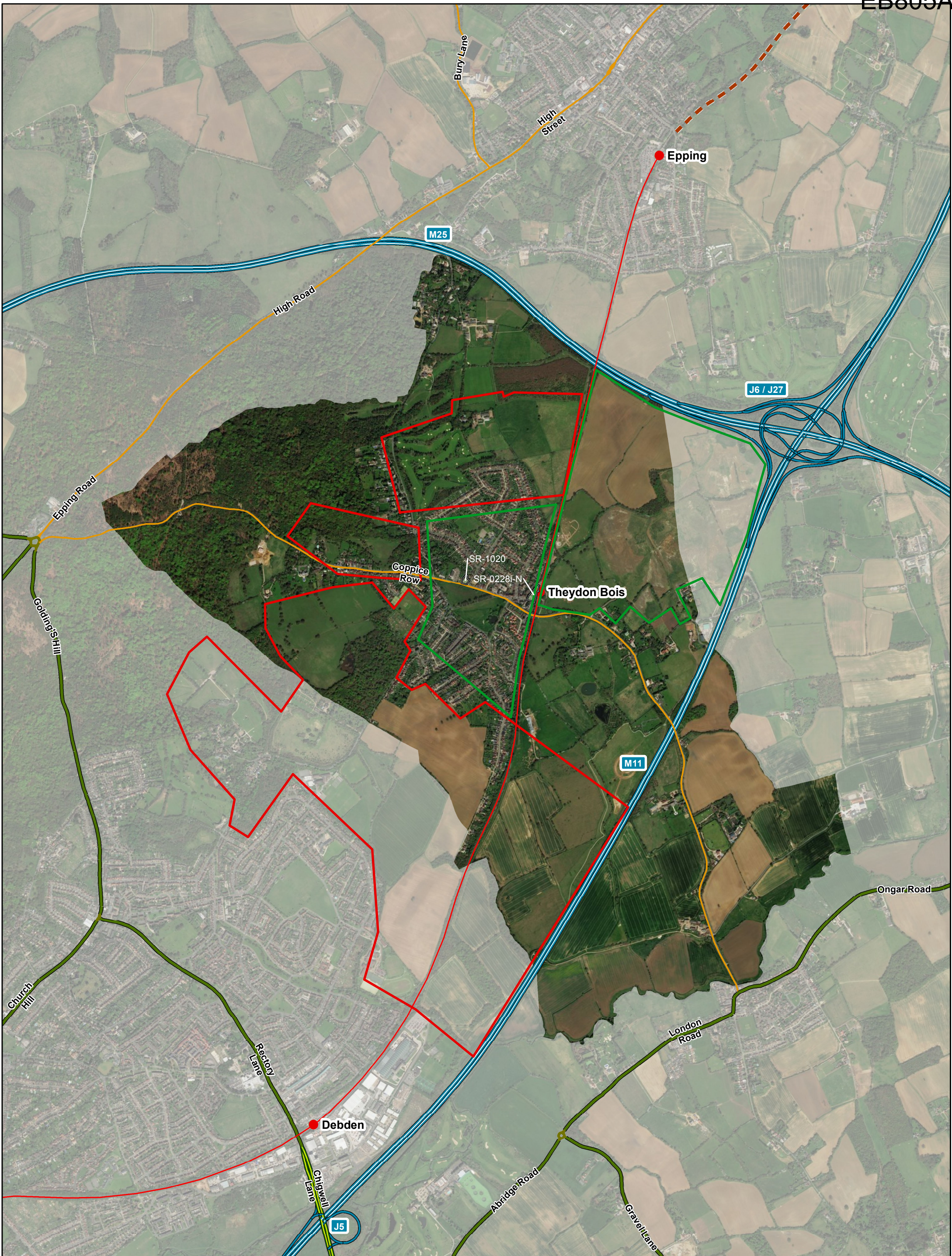
Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Stapleford Abbotts



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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0025	Brook Farm, Stapleford Road, Stapleford Abbotts, Essex	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0047	Land to East of Oak Hill Road, Stapleford Abbotts, Romford, Essex, RM4 1JH	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0223	Stapleford Farm, Oak Hill Road, Stapleford Abbotts, Essex, RM4 1EH	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0242-N	Land at Oak Hill Road, Stapleford Abbotts, Essex, RM4 1JH	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	No strategic options have been identified for Stapleford Abbotts. Site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. No strategic options have been identified for Stapleford Abbotts. Site will progress to Stage 6.2.
SR-0243	Two Acres, Tysea Hill, Stapleford Abbotts, Romford, Essex, RM4	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0251	Land at Curtis Mill Lane [opposite Little Bumpkins], Stapleford Abbotts, RM4 1JT	Stapleford Abbotts	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0256	Land at Mitchells Farm, Stapleford Abbotts, Romford, RM4 1EJ	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0437	Land adjoining 3 and 4 Kensington Park, Stapleford Abbotts, RM4 1AF	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0448	Land off Murthering Lane, Tysea Hill	Stapleford Abbotts	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0452	Formerly known as 'Star Farm', Oak Hill Road	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0465	Asheton Farm, Tysea Hill, Stapleford Abbotts, Essex, RM4 1JU	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0488	Stapleford Farm, Oak Hill Road, Stapleford Abbotts, Essex, RM4 1EH	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0499	Maybrand Farm, Bournebridge Lane, Stapleford Abbotts, Essex, RM4 1LT	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0518	Land at Braclands, Tysea Hill, Stapleford Abbotts, Essex	Stapleford Abbotts	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0595	Land South of St Mary's Church, North of Stapleford Abbotts	Stapleford Abbotts	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0597	Holly Cottage & Old Rectory Farm Church Lane Stapleford Abbotts Romford RM4 1ES	Stapleford Abbotts	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0873	Rear of Mountford & Bishops Bron, Oak Hill Road, Stapleford Abbotts, Romford, Essex, RM4 1JL	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0881	Land to the Rear of Briar Mount, Tysea Hill, Stapleford Abbotts, Romford, Essex, RM4 1JP	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0882	The Oaks, Oak Hill Road, Stapleford Abbotts, Romford, Essex, RM4 1JL	Stapleford Abbotts	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0918	High House Farm, Stapleford Road, Stapleford Abbotts, RM4 1EJ	Stapleford Abbotts	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.



<p>Report on Site Selection</p> <p>ARUP</p> <p>Epping Forest District Council</p>	<p>Drawing No. EFDC-S1-0020-Rev2</p> <p>Date: March 2018</p> <p>Scale: 1:17,500 @A3</p>	<p>Content</p> <p>Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Theydon Bois</p> <p>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</p> <p>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</p>	<p>Legend</p> <div><div></div> Site does not proceed</div> <div><div></div> Tranche 1 site proceeds to Stage 2</div> <div><div></div> Tranche 2 site proceeds to Stage 6.1B</div> <div><div></div> Parish Boundary</div>
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N

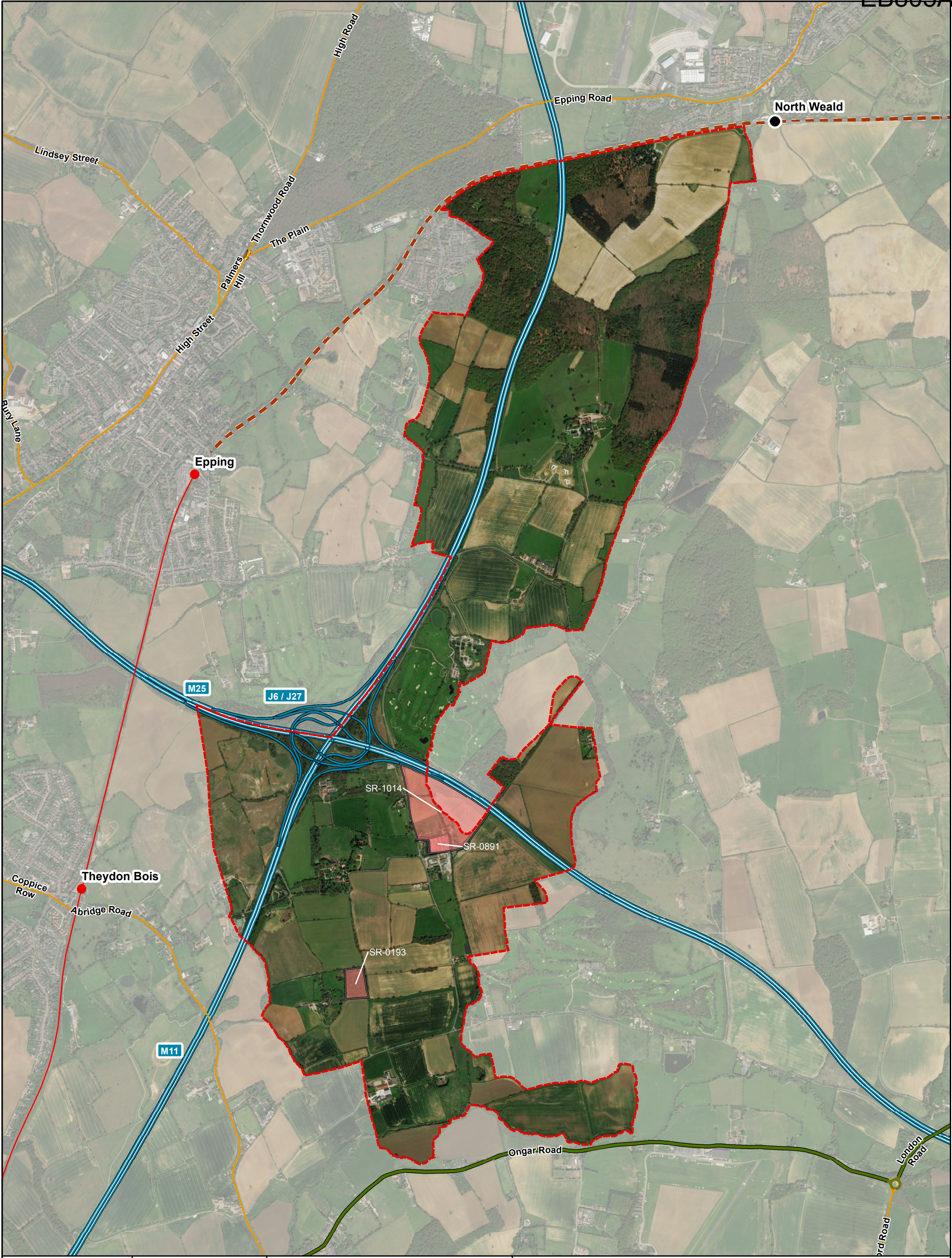


<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	Drawing No. EFDC-S1B-0020-Rev1	<div>Content</div> <div>Results of Stage 6.1B Assessment for Residential Sites in Theydon Bois</div> <div>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</div> <div>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</div>	<div>Legend</div> <div><div><div></div> Site does not proceed</div><div><div></div> More suitable strategic option</div><div><div></div> Site proceeds to Stage 6.2</div><div><div></div> Less suitable strategic option</div></div> <div>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</div>	<div>N</div> <div></div>
	Date: March 2018			
	Scale: 1:18,500 @A3			

ARUP

Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Theydon Bois

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0026A	Land to east of Theydon Bois London Underground station, north of Abridge Road	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0026B	Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0026C	Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0070	Land at Forest Drive, Theydon Bois	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0080	Coppice Farm, Coppice Row, Theydon Bois, Essex, CM16 7OS	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0228i	Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0228ii	Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0228i-N	Theydon Bois London Underground Car Park, Station Approach, Theydon Bois, Essex, CM16 7HR	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0295	Land on the south-east side of Theydon Park Road, Theydon Bois.	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0327A	Theydon Bois Golf Course and Land to East	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0327B	Theydon Bois, Area East of Dukes Avenue	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0328A	Theydon Bois, South Area	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0328B	Theydon Bois, South Area	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0340	Theydon Green, Theydon Bois	Theydon Bois	Residential	No	No	No	No	Yes	No	Yes	Does not proceed	Site is constrained by Epping Forest or its Buffer Land.	Not Applicable	Not Applicable	Does not proceed	Site is constrained by Epping Forest or its Buffer Land.
SR-0341	Theydon Plain, Theydon Bois	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0342	Thrifts Hall Farm	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0477	Land to the west of Abridge Road, Abridge Road, Theydon Bois, Essex, CM16 7NW	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0487	Land to the East of Abridge Road, Abridge Road, Theydon Bois, Essex CM16 7NW	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0493	Magnolia House/ Theydon Hall Farm, Abridge Road, Theydon Bois, Essex, CM16 7NR	Theydon Bois	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0497	Land to the rear of Monks Hall, Abridge Road, Theydon Bois	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0585	21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0800	Land to the East of Theydon Bois	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0849	Tesco Express and Car Park, Coppice Row, Theydon Bois	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0870	Macris Nursing Home, Coopersale Lane, Theydon Bois, Epping, Essex, CM16 7NS	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-1020	Wain, Coppice Row, Theydon Bois, Epping, Essex, CM16 7ER	Theydon Bois	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1022	Piggotts Farm, Abridge Road, Theydon Bois, Essex, CM16 7NP	Theydon Bois	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.

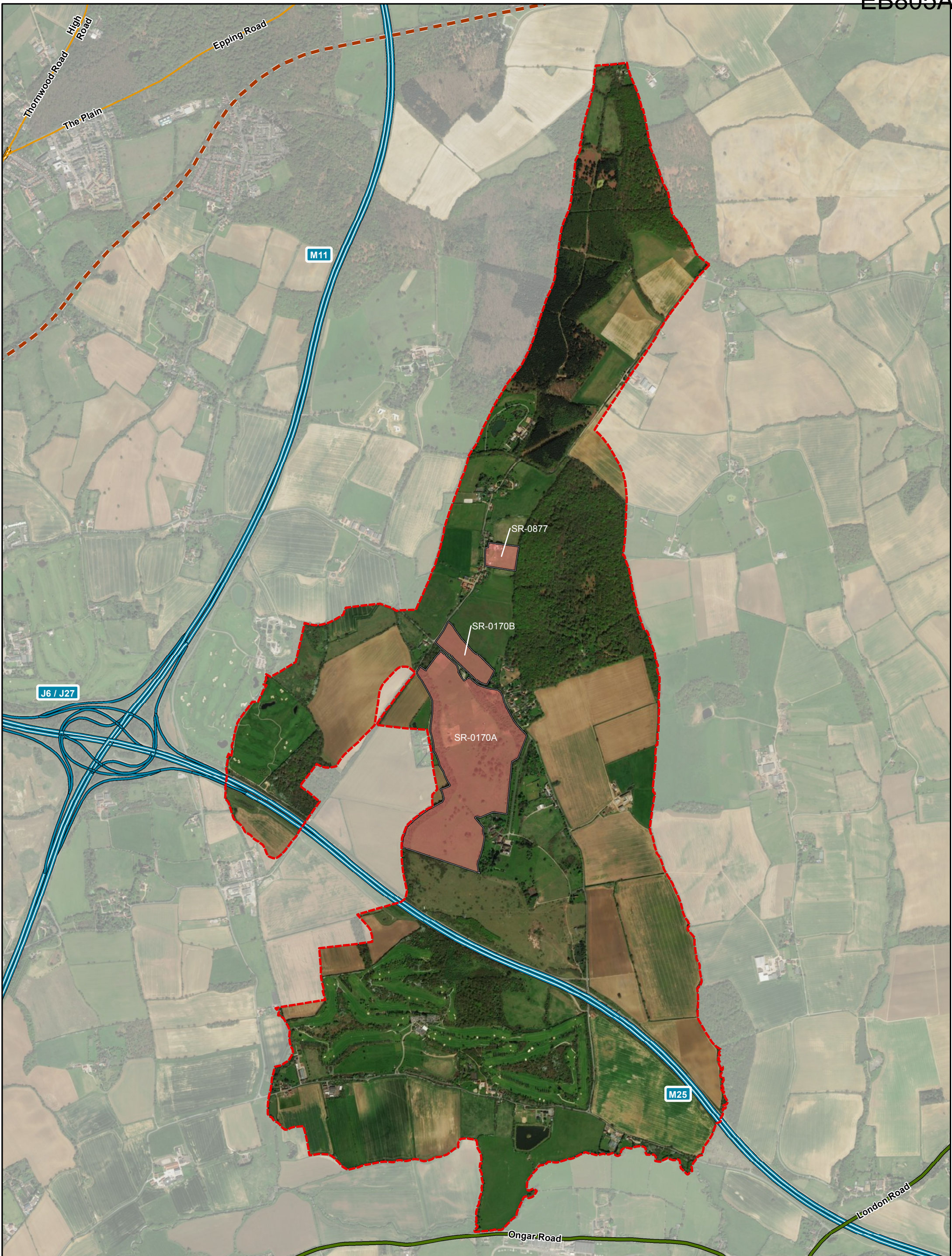


<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No.</div> <div>EFDC-S1-0017-Rev2</div>	<div>Content</div> <div>Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Theydon Garnon</div> <div>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</div> <div>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016</div> <div>EFDC License No: 100018534 2016</div>	<div>Legend</div> <div><div>Site does not proceed</div><div>Tranche 1 proceeds to Stage 2</div><div>Tranche 2 site proceeds to Stage 6.1B</div><div>Parish Boundary</div></div> <div>This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.</div>	<div>N</div> <div>B178</div>
	<div>Date:</div> <div>March 2018</div>			
	<div>Scale:</div> <div>1:19,500 @A3</div>			

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Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Theydon Garnon

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0193	Land adjacent to Hydes Farm, Epping Lane, Abridge, Essex	Theydon Garnon	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0891	Hobbs Cross Open Farm Hobbs Cross Road Theydon Garnon Epping Essex CM16 7NY	Theydon Garnon	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-1014	Hobbs Cross Open Farm Ltd, Hobbs Cross Road, Theydon Garnon, Epping, Essex, CM16 7NY	Theydon Garnon	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.



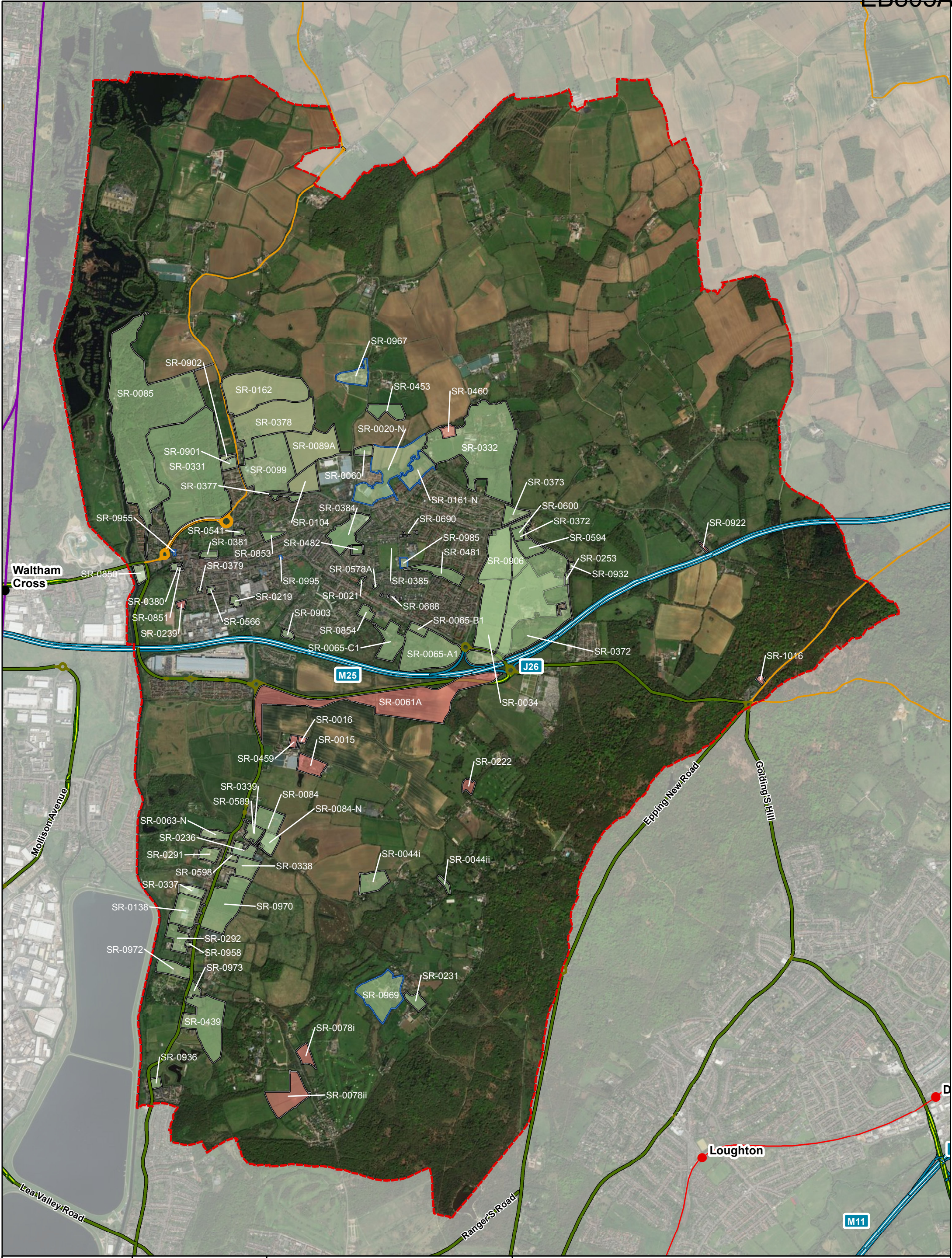
<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S1-0017-Rev2</div>	<div>Content</div> <div>Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Theydon Mount</div> <div>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</div> <div>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</div>	<div>Legend</div> <div><div>Site does not proceed</div><div>Tranche 1 proceeds to Stage 2</div><div>Tranche 2 site proceeds to Stage 6.1B</div></div> <div><div>Parish Boundary</div></div> <div><div>N</div></div>
	<div>Date: March 2018</div>		
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This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

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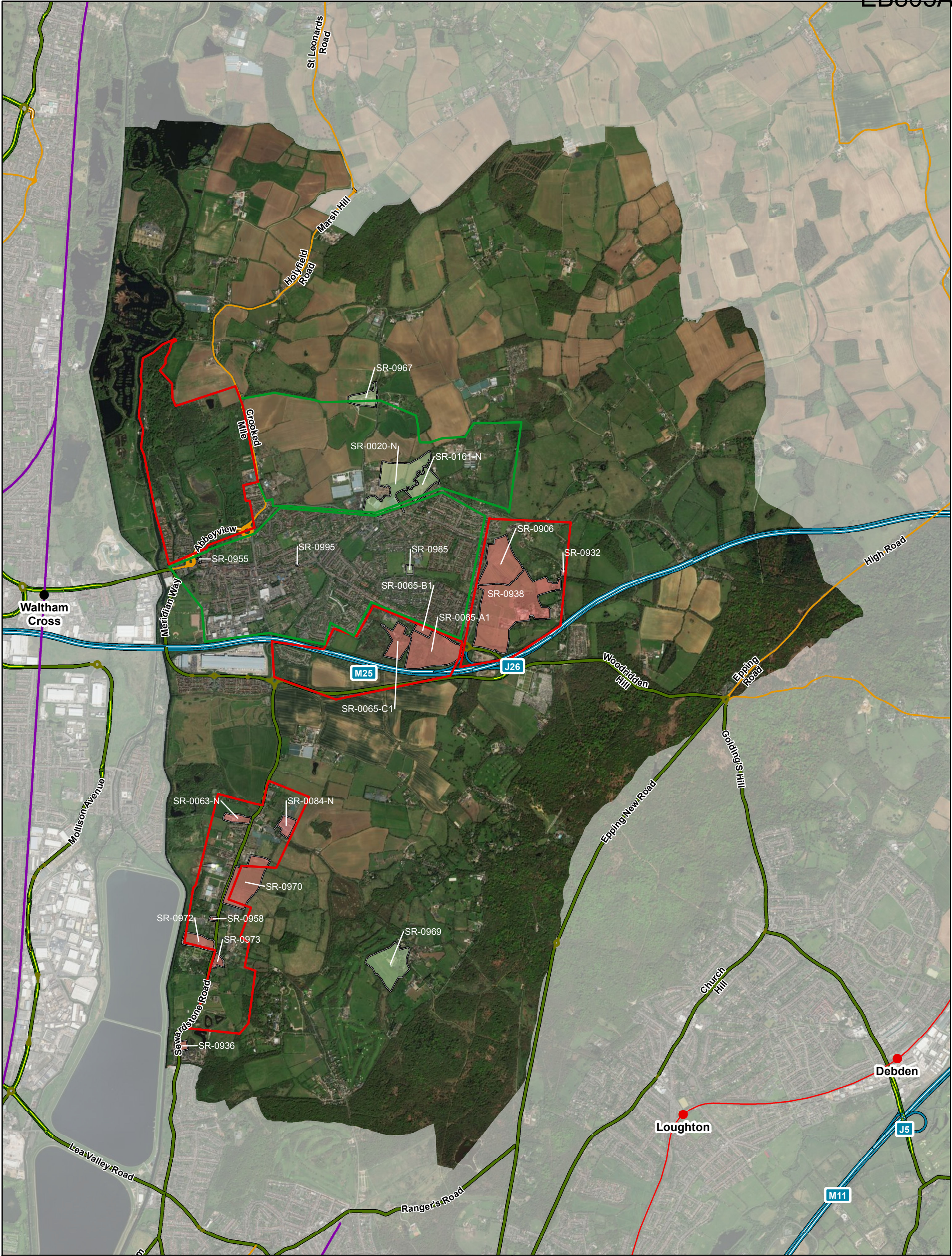
Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Theydon Mount

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0170A	Land off Mount Road, Theydon Mount, Epping	Theydon Mount	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0170B	Barkers Farm, Mount End, Theydon Mount, Epping CM16 7PS	Theydon Mount	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0877	Barkers Farm, Mount End, Theydon Mount, Epping CM16 7PS	Theydon Mount	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1-0021-Rev2	Content Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Waltham Abbey <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend <div><div>Site does not proceed</div><div>Tranche 1 site proceeds to Stage 2</div><div>Tranche 2 site proceeds to Stage 6.1B</div></div> <div><div>Parish Boundary</div></div>	<div>N</div>
	Date: March 2018			
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This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



Report on Site Selection ARUP Epping Forest District Council	Drawing No. EFDC-S1B-0021-Rev2	Content Results of Stage 6.1B Assessment for Residential Sites in Waltham Abbey <small>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community. Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</small>	Legend Site does not proceed Site proceeds at Stage 6.1B More suitable strategic option Less suitable strategic option	
	Date: March 2018			
	Scale: 1:30,000 @A3			

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

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Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential 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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0015	Providence Nursery, Normandy Nursery and Sarina Nursery	Waltham Abbey	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0016	Culora, Beechview Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH	Waltham Abbey	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0020-N	Land at Paternoster Hill, Waltham Abbey, Essex, EN9 3JY	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0021	Land lying to the north of Honey Lane and west of Mason Way, Ninefields, Waltham Abbey, Essex	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0034	Land to east of Waltham Abbey	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0044i	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0044ii	The Manor Farm, Mott Street, High Beech, Loughton, Essex, IG10 4AP	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0060	Land at Patches Farm, Waltham Abbey	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0061A	Land adjacent to north and south of A121, south of Waltham Abbey	Waltham Abbey	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0063-N	Former Haulage Yard, Sewardstone Hall, Sewardstone Road, Sewardstone, London, E4 7RH	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0065-A1	Land at Honey Lane, Waltham Abbey, EN9 3AY	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0065-B1	Land South of Honey Lane, Waltham Forest, EN9 3BA	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0065-C1	Land to South of Honey Lane, Waltham Abbey, Essex, EN9 3BA	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0078i	Sovereign Fields, Bury Road, Sewardstonebury Chingford, London, E4 7QN	Waltham Abbey	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0078ii	Sovereign Fields, Bury Road, Sewardstonebury Chingford, London, E4 7QN	Waltham Abbey	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0084	Pendowe and Grange Hill Nursery, Sewardstone Road Daines Nursery, Sewardstone Nursery, Pritchard's Nursery, Mott Street Nursery, Cedar Lodge, Mott Street, London E4	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0084-N	Pritchards Nursery, Mott Street, Waltham Abbey, London, E4 7RW	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0085	Former Royal Gunpowder Factory Site, Beaulieu Drive, Waltham Abbey, Essex, EN9 1JY	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0089A	Land Lying to the west side of Galley Hill Road, Northern Portion	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0099	Lea Valley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0104	Land adjoining Parklands, Waltham Abbey	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0138	Northfield Nurseries, Sewardstone Road, E4 7RG	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0161-N	Pickfield Nursery, Pick Hill, Waltham Abbey, Essex, EN9 3LB	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0162	Land lying to the east of the Crooked Mile, adjacent to Claggate Lane/ Eagle Gate	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0219	Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0222	The Rockery, Pynest Green Lane, High Beech, EN9 3QL	Waltham Abbey	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0231	Land at Lippitts Hill (Adjacent Owl PH/ Owl caravan park), High Beach, Loughton, IG10 4AL	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0236	Brooklyn Nursery (and other nurseries) off Mott Street, Sewardstone, Chingford	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0239	Town Mead Depot, Orchard Gardens, Waltham Abbey, EN9 1RS	Waltham Abbey	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0253	Land at Woodgreen Farm, Honeypot Lane, Waltham Abbey, Essex, EN9 3SG	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0291	Sewardstone Lane, Rear of Butlers Drive	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0292	Sewardstone Lane (near Chapel Field Nursery)	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0331	Waltham Abbey, north-west area	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0332	Waltham Abbey, north-east area	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0337	Hannah Nursery Sewardstone Road	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0338	Brookfield Nursery/Sewardstone Road, London E4 7RJ	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0339	Land to rear of The Plough pub, Mott Street, Sewardstone	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0372	Land west of Woodgreen Road, including Southend Lane and Skillet Hill Farm	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0373	Upshire Primary School	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0377	Parklands/Newteswell Drive amenity open space	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0378	Crooked Mile Allotments and adjacent land	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0379	Land off Town Mead Road	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0380	Green Yard Car Park	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0381	Darby Drive / Abbey Gardens Car Park	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.

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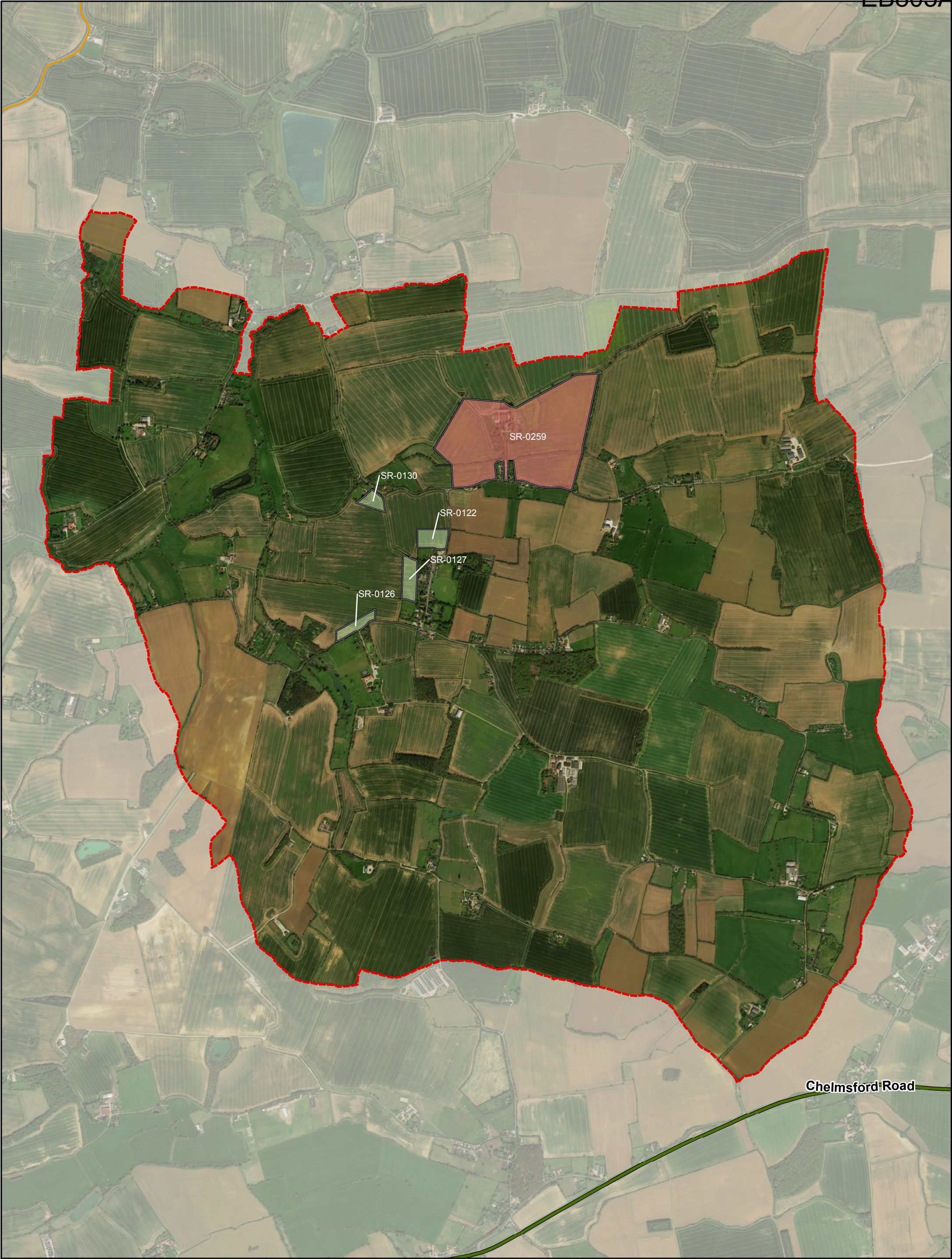
Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in
Waltham Abbey

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0384	King Harold School (Business & Enterprise Academy)	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0439	Picks Farm, Sewardstone Road, E4 7RA	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0453	Dallance Farm, Breach Barns Lane, Waltham Abbey, Essex, EN9 2AD	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0459	Pinetree Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH	Waltham Abbey	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0460	Monkwood Nursery, Pick Hill, Waltham Abbey, EN9 3LE	Waltham Abbey	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0481	Land to the South of Hillhouse Primary School, Waltham Abbey	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0482	Land adjoining Mason Way, Waltham Abbey	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0541	Waltham Abbey community Centre, Saxon Way	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0566	40/46 Sewardstone Street	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0578A	Shernbrook Hostel, Shernbrook Road	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0589	Land to the rear of The Plough public house, Sewardstone Road, Chingford, E4 7RJ	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0594	Land being the site of the former nursery at Wood Green Road, Waltham Abbey (Identified as land at Warlies Estate, Lot 15 and 16)	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0598	Agnes & Martino Brookfield Nursery Ltd., Sewardstone Road, Chingford, London, E4 7RJ	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0600	22 Woodgreen Road, Waltham Abbey, EN9 3SD	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0688	Gant Court Garages, Nos. 99-126, Waltham Abbey	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0690	Mallion Court Garages, Nos. 220-256, Waltham Abbey	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0850	Commercial site south of Highbridge Street, Waltham Abbey, Essex	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0851	Car park at Green Yard, Waltham Abbey, Essex	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0853	Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0854	Land at Leverton Infant School and Nursery, Honey Lane, Waltham Abbey, Essex	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0901	Langley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0902	Mile Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0903	Waltham Abbey Swimming Pool, Roundhills, EN9 1UP	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0906	Land at Upshire Road, Waltham Abbey, Essex, EN9 3HY	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0922	Crown Hill Garden Centre, Crown Hill, Waltham Abbey, Essex, EN9 3TF	Waltham Abbey	Residential	Yes	No	No	No	No	No		Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0932	32 Woodgreen Road, Waltham Abbey, Essex, EN9 3SD	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0936	Land North of Baden Drive, Sewardstone, London, E4 7SB	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site will not progress to Stage 6.2.
SR-0938	Land to the East of Waltham Abbey and west of Woodgreen Road comprising Woodgreen Farm and Southend Farm, Essex, EN9 3SE	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0955	36 Highbridge Street, Waltham Abbey, EN9 1BT	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0958	Marshfield Service Station, Sewardstone Road, Chingford, London, E4 7RF	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0967	The Breaches, Galley Hill Road, Waltham Abbey, EN9 2AQ	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0969	Metropolitan Police Cadet Training Centre, Lippiitts Hill, Essex, IG10 4AL	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	No strategic options have been identified for High Beech. Site will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. No strategic options have been identified for High Beech. Site will progress to Stage 6.2.
SR-0970	Land East of Sewardstone Road, Chingford, London, E4 7RJ	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located outside but near to a less suitable strategic option. The constraints identified for this strategic option are considered to apply to the site and therefore, on that basis, the site will not progress to Stage 6.2.
SR-0972	Amesbury Mead Farm Livery, Sewardstone Road, Waltham Abbey, Chingford, E4 7RA	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Sites is located entirely within a less suitable strategic option and will not progress to Stage 6.2.
SR-0973	Land between Daws Hill and Sewardstone Road, Sewardstone, Chingford, E4 7RD	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Does not proceed	Site is located entirely within a less suitable strategic option and will not progress to Stage 6.2.	Does not proceed	Site is entirely or partially unconstrained by Major Policy constraints. Sites is located entirely within a less suitable strategic option and will not progress to Stage 6.2.

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Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential 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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0985	1-12 Hillhouse, Ninefields, Waltham Abbey, Essex, EN9 3EL	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-0995	69 Farm Hill Road, Waltham Abbey, Essex, EN9 1NG	Waltham Abbey	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Proceed	Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.	Proceed	Site is entirely or partially unconstrained by Major Policy constraints. Site is located entirely or partially within a more suitable strategic option and will progress to Stage 6.2.
SR-1016	Forest Lodge, High Road, Epping, Essex, CM16 5HW	Waltham Abbey	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.



<div>Report on Site Selection</div> <div>ARUP</div> <div>Epping Forest District Council</div>	<div>Drawing No. EFDC-S1-0022-Rev2</div>	<div>Content</div> <div>Results of Stage 1 and Stage 6.1A Assessment for Residential Sites in Willingale</div> <div>Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.</div> <div>Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016</div>	<div>Legend</div> <div><div>Site does not proceed</div><div>Tranche 1 proceeds to Stage 2</div><div>Tranche 2 site proceeds to Stage 6.1B</div><div>Parish Boundary</div></div> <div><div>N</div><div></div></div>
	<div>Date: March 2018</div>		
	<div>Scale: 1:17,500 @A3</div>		

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

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Appendix B1.3
Results of Stage 1 and Stage 6.1A/B Assessment for Residential Sites in Willingale

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 6.1A Result	Stage 1/Stage 6.1A Justification	Stage 6.1B Result	Stage 6.1B Justification	Overall Stage 1/Stage 6.1 Site Status	Stage 1/Stage 6.1 Justification
SR-0122	Dreams, Beech Road, Willingale, Essex	Willingale	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0126	Stonals, Wardens Hall, Willingale, Essex	Willingale	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0127	Church Field, Willingale, Essex	Willingale	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0130	Church Field (1ha site), Willingale, Essex	Willingale	Residential	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.	Not Applicable	Not Applicable	Proceed	Site is entirely or partially unconstrained.
SR-0259	Land North of Shellow Road, Willingale	Willingale	Residential	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.	Not Applicable	Not Applicable	Does not proceed	Site is located outside Settlement Buffer Zones.