












## **B1.6.6 Results of Identifying Sites for Allocation**

## Legend - Stage 4 and Stage 6.4 Residential Maps

### Sites

-  Proposed for allocation
-  Not proposed for allocation

### Basemap

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



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-RS4-001-Rev2

Date: March 2018

Scale: 1:8,000 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Buckhurst Hill

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

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

N

B1078

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Buckhurst Hill**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0176	St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD	Buckhurst Hill	0.84	31	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. Due to the proximity of the site to an adjacent Local Nature Reserve, it was considered that a buffer should be provided along the eastern edge of the site. As such, it is proposed that development should not extend beyond the existing line of development and that only the western part of the site should be allocated.
SR-0225	Queens Road, Lower Car Park, Buckhurst Hill, IG9 5	Buckhurst Hill	0.43	41	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although it has not been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site is therefore proposed for allocation. An amended, larger, site area (SR-0225-N) was received by the Council, which included this site. This site was assessed separately and was not proposed for allocation due to concerns around deliverability.
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	0.51	49	Multiple on-site restrictions were identified. On balance, it was considered that these may be insurmountable during the Plan period and would impact upon the achievability of the site.	Not proposed for allocation	This site was identified as available within the first five years of the Plan period. On-site constraints were identified (utilities and highways infrastructure) but connections were identified close to the site to mitigate these constraints. It was noted that the north-eastern and south-western parts of the site are in different ownerships and there is no evidence that the two parties have any agreement, formal or informal, to work together. This may adversely affect the deliverability of the site and therefore it is not proposed for allocation.
SR-0576	71 - 73 Queens Road, Buckhurst Hill, Essex, IG9 5BW	Buckhurst Hill	0.03	4	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to have a complex ownership pattern and its availability is unknown, which may affect the deliverability of the site. The indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0810	Community Facility north of Station Way, Buckhurst Hill, Essex	Buckhurst Hill	0.15	9	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to be unavailable for development during the Plan period as existing uses will not cease. It is therefore not proposed for allocation.
SR-0811	Site south of Hornbeam Road, Buckhurst Hill, Essex	Buckhurst Hill	0.51	29	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was found to have a complex ownership pattern, with a large number of titles returned. As such, it was considered that existing on-site uses are unlikely to cease during the Plan period. These factors would impact upon its likely deliverability during the Plan period and therefore it is not proposed for allocation.
SR-0813	Stores at Lower Queens Road, Buckhurst Hill, Essex	Buckhurst Hill	0.30	15	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the next five to ten years. It has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0816	Car park at Back Lane, Buckhurst Hill, Essex	Buckhurst Hill	0.12	10	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as unavailable for development during the Plan period. It is not proposed for allocation.
SR-0817	Toby Carvery car park, Junction of Queens Road and High Road, Buckhurst Hill, Essex	Buckhurst Hill	0.32	7	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although it is known that the site is in sole ownership, information was not available to confirm that the site would be available for development during the Plan period. It is therefore not proposed for allocation.
SR-0865	Saint Elisabeth's Church, Chestnut Avenue, Buckhurst Hill, Essex, IG9 6BN	Buckhurst Hill	0.14	4	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The availability of the site is unknown and the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-1003	Victoria House, Victoria Road, Buckhurst Hill, Essex, IG9 5EX	Buckhurst Hill	0.10	15	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was identified as being in sole ownership and, given the pre-application enquiry received, it is assumed to be available in the short term but it was not possible to determine the timescale for the existing office use ceasing. Development of the site would conflict with the Local Plan policy (Policy E 1) which seeks to protect existing employment sites from conversion to other uses (whether the site is designated or undesignated in the Local Plan). On the basis that this employment use would be lost, the site is not proposed for allocation.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-RS4-002-Rev2

Date: March 2018

Scale: 1:20,000 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Chigwell and Chigwell Row

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

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Chigwell and Chigwell Row**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
16_Site_02-N-C	Land North of Vicarage Lane, Chigwell, IG7 6LS	Chigwell	4.84	99	While on-site constraints and restrictions were identified, it was considered that these would not be insurmountable, and that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although this site was identified as available within the first five years of the Plan period, with no identified constraints or restrictions that would prevent it coming forward for development, it was considered that other sites in Chigwell were more preferable in terms of their overall suitability, noting the constraints posed by BAP Habitat, existing allotments and landscape sensitivity. If these alternative sites were allocated, they would cumulatively provide the desired growth in this settlement. This site is therefore not proposed for allocation.
SR-0318	Chigwell, north-east area	Chigwell	14.88	0	While on-site constraints and restrictions were identified, it was considered that these could be overcome, and that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as available within the first five years of the Plan period. However, the north-eastern part of this site was granted planning permission for 36 dwellings in January 2017. The western part of the site was assessed separately (SR-0990), is proposed for designation in the emerging Chigwell Neighbourhood Plan as a Local Green Space, while the southern part of the site, also assessed separately (16_Site_02-N-C) was considered to be less preferable compared with other sites in Chigwell, noting the constraints posed by BAP Habitats, existing allotments and landscape sensitivity. The site is therefore not proposed for allocation.
SR-0478B	Part of Chigwell Nurseries, 245 High Road, Chigwell, Essex, IG7 5BL	Chigwell	1.66	65	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period, and there are no identified constraints or restrictions which would impact upon deliverability. The site is proposed for allocation.
SR-0557	The Limes Estate	Chigwell	22.59	100	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016), noting that the northern part of the site would be available during the Plan period as part of the wider regeneration of the Estate. Updated information provided by the Council confirmed that, as a result of the complex pattern of leases across the site, it may not be possible to deliver the number of new homes envisaged in the Draft Local Plan (2016) (some 209 new homes). It was considered that this constraint could be overcome by reducing the number of homes to be delivered on the site within the Plan period. The Council proposes to produce a masterplan setting out the proposals for the regeneration of the Estate; this would include development phasing, which would be brought forward towards the end of the Plan period. The site is proposed for allocation.
SR-0588	Land at Chigwell Convent and The Gate Lodge, 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU	Chigwell	1.64	28	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0601	Front Site, Former Grange Farm, High Road, Chigwell, Essex, IG7 6DP	Chigwell	0.87	0	While on-site constraints and restrictions were identified. As a result of the previously granted planning consent for four residential dwellings, the configuration of the site would be such that identified constraints may be insurmountable and would impact upon the achievability of the site.	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016). Planning permission has been granted for four large dwellings on the site and work to implement the permission has commenced. It was considered that the site would not be able to accommodate further intensification of development as a result of the irregular site configuration and constraints posed by the location of existing gas and electricity infrastructure. Thus, the site is not proposed for allocation.
SR-0820	Green Space north and south of Copperfield, Limes Estate, Chigwell, Essex	Chigwell	5.03	188	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The landowner is promoting an overlapping site for development, SR-0557, which would result in the comprehensive redevelopment of the Limes Estate. This area would not come forward for development as a standalone site and it should therefore not be allocated.
SR-0822	Green space at Warren Court, Chigwell, Essex	Chigwell	0.20	8	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as unavailable for development during the Plan period. It is not proposed for allocation.
SR-0823	Travelodge Hotel, Chigwell Road, Chigwell, Essex	Chigwell	0.29	9	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was considered to be in sole ownership, but information was not available to determine whether the site would be available for development during the Plan period. It should therefore not be allocated for development.
SR-0824	Volvo Car Dealership, High Road, Chigwell, Essex	Chigwell	0.16	20	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to have a complex ownership pattern and its availability is unknown. These factors impact upon its likely deliverability during the Plan period and it should therefore not be allocated.

**Appendix B1.6.6**  
**Decisions on Residential Sites for Allocation in**  
**Chigwell and Chigwell Row**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0825	Garage site and garden, Brook Parade/Brook Way, Chigwell, Essex	Chigwell	0.19	10	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although it is known that the site is in sole ownership, information was not available to determine whether the site would be available for development during the Plan period. It should not be allocated for development.
SR-0869	46 Stradbroke Drive, Chigwell, Essex, IG7 5QZ	Chigwell	0.20	4	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site is in sole ownership but it is not known when existing on-site uses would cease. The indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0895	105 Manor Road / 281 Fencepiece Road, Chigwell, Essex, IG7 5PN	Chigwell	0.07	6	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within five years. There is uncertainty over when on-site uses would cease, but there are no other identified constraints or restrictions which would prevent it coming forward for development. It is proposed for allocation.
SR-0897	15 Stradbroke Drive, Chigwell, Essex, IG7 5QU	Chigwell	0.69	0	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as available within the first five years of the Plan period. However, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. It is not proposed for allocation.
SR-0898	Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT	Chigwell	0.42	9	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and it has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0916	The Maypole, 171 Lambourne Road, Chigwell, Essex, IG7 6EF	Chigwell Row	0.21	11	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the next five to ten years. Although there is no evidence of the site having been marketed, there are no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0990	Land at Chigwell Glebe between High Road and Vicarage Lane, Chigwell, Essex, IG7 6QB	Chigwell	1.74	25	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was identified as available within the first five years of the Plan period, with no identified restrictions or constraints that would prevent it coming forward for development, the emerging Chigwell Neighbourhood Plan proposes to designate this site as a Local Green Space. Thus, in order to ensure a consistent approach with the Neighbourhood Plan, it is proposed that this site is not allocated but alternatively designated as District Open Land.
SR-0998	Cornerways, Turpins Lane, Chigwell, Essex, IG8 8BA	Chigwell	0.08	1	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was identified as available within the first five years of the Plan period but the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-1009	130 Hainault Road, Chigwell, Essex, IG7 5DL	Chigwell	0.16	1	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was identified as available within the first five years of the Plan period, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-1010	Amar Nivas, 146 Hainault Road, Chigwell, Essex, IG7 5DL	Chigwell	0.17	7	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within five years. There is uncertainty over when on-site uses would cease, but there are no other identified constraints or restrictions which would prevent it coming forward for development. It is proposed for allocation.
SR-1017	2A/2B Oak Lodge Avenue, Chigwell, Essex, IG7 5HZ	Chigwell	0.10	4	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was identified as available within the first five years of the Plan period but the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-RS4-003-Rev2

Date: March 2018

Scale: 1:5,000 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Coopersale

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

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

B1083

N



**Appendix B1.6.6**  
**Decisions on Residential Sites for Allocation in**  
**Coopersale**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0404	Institute Road Allotments, Coopersale	Coopersale	0.79	5	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was proposed for allocation in the Draft Local Plan (2016) but planning permission has subsequently been granted for 27 residential units on the majority of the site. The availability of the remaining part of the site is unknown, and the revised indicative capacity assessment suggests that this part of the site would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0987	Ground Floor, 28-31 Parklands and Upper Floors 32-39 Parklands, Coopersale, Epping, Essex, CM16 7RE	Coopersale	0.16	6	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. The site has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0996	Newstead, 19 Coopersale Common, Coopersale, Epping, Essex, CM16 7QS	Coopersale	0.14	3	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development. However, the indicative capacity assessment suggests that the site would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-RS4-004-Rev2

Date: March 2018

Scale: 1:13,000 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Epping

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

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Epping**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0069	Land at Ivy Chimneys Road, Epping	Epping	1.92	69	On-site restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period and has been marketed. Together with adjoining sites this site would support the aspirations of the emerging Epping Neighbourhood Plan, which identifies a greater level of growth in this location, and would potentially enable co-ordinated provision of infrastructure, including addressing existing transport constraints along Ivy Chimneys Road, Bridge Hill and Brook Road through the provision of a new road over the London Underground railway line. Furthermore, the site was considered to be more preferable in suitability terms than other sites in Epping which were proposed for allocation in the Draft Local Plan (2016) and which are also located in the Green Belt. At the settlement level, growth to the south of Epping was considered to be more preferable in terms of landscape sensitivity and Green Belt harm compared with other strategic options around the settlement. The site is proposed for allocation in combination with SR-0069/33, SR-0333Bi, SR-0445 and SR-1002 to support a comprehensive, masterplanned approach to development at South Epping. Although a ransom strip owned by the Corporation of London was identified for this site, it was considered that this could be overcome through provision of compensatory measures in other parts of the wider Masterplan Area.
SR-0069/33	Land South of Epping	Epping	10.55	308	On-site restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period, although it has not been marketed. Together with adjoining sites this site would support the aspirations of the emerging Epping Neighbourhood Plan, which identifies a greater level of growth in this location, and would potentially enable co-ordinated provision of infrastructure, including addressing existing transport constraints along Ivy Chimneys Road, Bridge Hill and Brook Road through the provision of a new road over the London Underground railway line. Furthermore, the site was considered to be more preferable in suitability terms than other sites in Epping which were proposed for allocation in the Draft Local Plan (2016) and which are also located in the Green Belt. At the settlement level, growth to the south of Epping was considered to be more preferable in terms of landscape sensitivity and Green Belt harm compared with other strategic options around the settlement. The site is proposed for allocation in combination with SR-0069, SR-0333Bi, SR-0445 and SR-1002 to support a comprehensive, masterplanned approach to development at South Epping. Although a ransom strip owned by the Corporation of London was identified for this site, it was considered that this could be overcome through provision of compensatory measures in other parts of the wider Masterplan Area.
SR-0071	Land at Stonards Hill, Epping	Epping	3.40	109	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016). However, responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community. On balance, it was considered that other sites in Epping (in particular those proposed around South Epping) were more preferable in terms of their overall suitability, noting the constraints posed by BAP Habitats, landscape sensitivity and TPOs. The indicative capacity assessment noted that the site capacity should be reduced as a result of these constraints. If alternative sites in the South Epping Masterplan Area were allocated they would cumulatively provide the desired growth in the settlement and better support the emerging Epping Neighbourhood Plan. This site is not proposed for allocation.
SR-0113A	Land South of Brook Road, Epping	Epping	15.87	456	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	Although the site was not proposed for allocation in the Draft Local Plan (2016), it was identified as available within the first five years of the Plan period, has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. Together with adjoining sites this site would support the aspirations of the emerging Epping Neighbourhood Plan, which identifies a greater level of growth in this location, and would potentially enable co-ordinated provision of infrastructure, including addressing existing transport constraints along Ivy Chimneys Road, Bridge Hill and Brook Road through the provision of a new road over the London Underground railway line. Furthermore, the site was considered to be more preferable in suitability terms than other sites in Epping which were proposed for allocation in the Draft Local Plan (2016) and which are also located in the Green Belt. At the settlement level, growth to the south of Epping was considered to be more preferable in terms of landscape sensitivity and Green Belt harm compared with other strategic options around the settlement. The site is proposed for allocation in combination with SR-0113B to support a comprehensive, masterplanned approach to development at South Epping.

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Epping**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0113B	Land to the South of Brook Road, Epping	Epping	6.78	243	On-site constraints and restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. Together with adjoining sites this site would support the aspirations of the emerging Epping Neighbourhood Plan, which identifies a greater level of growth in this location, and would potentially enable co-ordinated provision of infrastructure, including addressing existing transport constraints along Ivy Chimneys Road, Bridge Hill and Brook Road through the provision of a new road over the London Underground railway line. Furthermore, the site was considered to be more preferable in suitability terms than other sites in Epping which were proposed for allocation in the Draft Local Plan (2016) and which are also located in the Green Belt. At the settlement level, growth to the south of Epping was considered to be more preferable in terms of landscape sensitivity and Green Belt harm compared with other strategic options around the settlement. The site is proposed for allocation in combination with SR-0113A to support a comprehensive, masterplanned approach to development at South Epping.
SR-0132Ci	Epping Sports Club, Lower Bury Lane	Epping	8.92	62	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016). However, responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community. It was considered that other sites in Epping were more preferable in terms of their overall deliverability, noting the timescales for the availability of this site and its more marginal viability. If the alternative sites in Epping were allocated they would cumulatively provide the desired growth in the settlement and better support the emerging Epping Neighbourhood Plan. The site is not proposed for allocation.
SR-0153	Land north of Stewards Green Road, Epping	Epping	10.21	304	On-site constraints and restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016). The site was considered to be available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development. At the settlement level, growth to the south of Epping was considered to be more preferable in terms of landscape sensitivity and Green Belt harm compared with other strategic options around the settlement. If these alternative sites were allocated they would cumulatively provide the desired growth in the settlement and better support the emerging Epping Neighbourhood Plan. The site is not proposed for allocation.
SR-0208	Theydon Place, Epping	Epping	5.93	65	Although a number of on-site constraints were identified, it was considered that these could be overcome, and that identified deficiencies in primary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016). While it was considered to be available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development, the indicative capacity assessment noted that the capacity is reduced due to the presence of BAP Habitats and TPOs. On balance, it was considered that other sites in Epping were more preferable in terms of their overall suitability, and if these sites were allocated they would cumulatively provide the desired growth in the settlement. The site is therefore not proposed for allocation.
SR-0229	Epping London Underground Car Park and land adjacent to station, off Station Road, CM16 4	Epping	1.60	89	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0281-N	St Johns Road Area, Epping Town Centre	Epping	1.49	34	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	A Development and Design Brief was prepared for this site and adopted as supplementary planning guidance in 2012. The site is in multiple ownership but the two parties are working collaboratively on a scheme and the site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0333Bi	Epping, south-west area	Epping	0.57	33	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of it having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. Together with adjoining sites this site would support the aspirations of the emerging Epping Neighbourhood Plan, which identifies a greater level of growth in this location, and would potentially enable co-ordinated provision of infrastructure, including addressing existing transport constraints along Ivy Chimneys Road, Bridge Hill and Brook Road through the provision of a new road over the London Underground railway line. Furthermore, the site was considered to be more preferable in suitability terms than other sites in Epping which were proposed for allocation in the Draft Local Plan (2016) and which are also located in the Green Belt. At the settlement level, growth to the south of Epping was considered to be more preferable in terms of landscape sensitivity and Green Belt harm compared with other strategic options around the settlement. The site is proposed for allocation in combination with SR-0069, SR-0069/33, SR-0445 and SR-1002 to support a comprehensive, masterplanned approach to development at South Epping.

**Appendix B1.6.6**  
**Decisions on Residential Sites for Allocation in**  
**Epping**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0334	Epping, north-west area	Epping	16.44	228	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely achievability during the Plan period. It is therefore not proposed for allocation.
SR-0343	Land east of Garnon Cottage, Bower Hill, Epping	Epping	8.29	265	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	A Land Registry search found no titles were held for the majority of the site. The lack of ownership information for the site and confirmation as to the sites availability meant it was not proposed for allocation.
SR-0345	Coniston Court, Bower Hill, Epping, CM16 7BH	Epping	0.40	18	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period. It is therefore not proposed for allocation.
SR-0347	Epping Sports Centre, Nicholl Road	Epping	0.43	43	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. It is proposed for allocation.
SR-0348	Cottis Lane Car Park	Epping	0.56	47	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the next five to ten years. It has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0349	Bakers Lane Car Park	Epping	0.42	31	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the next five to ten years. It has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0445	Greenacres, Ivy Chimneys Road, Epping, Essex, CM16 4EL	Epping	1.20	23	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Together with adjoining sites this site would support the aspirations of the emerging Epping Neighbourhood Plan, which identifies a greater level of growth in this location, and would potentially enable co-ordinated provision of infrastructure, including addressing existing transport constraints along Ivy Chimneys Road, Bridge Hill and Brook Road through the provision of a new road over the London Underground railway line. Furthermore, the site was considered to be more preferable in suitability terms than other sites in Epping which were proposed for allocation in the Draft Local Plan (2016) and which are also located in the Green Belt. At the settlement level, growth to the south of Epping was considered to be more preferable in terms of landscape sensitivity and Green Belt harm compared with other strategic options around the settlement. The site is proposed for allocation in combination with SR-0069, SR-0069/33, SR-0333Bi and SR-1002 to support a comprehensive, masterplanned approach to development at South Epping. Although a ransom strip owned by the Corporation of London was identified for this site, it was considered that this could be overcome through provision of compensatory measures in other parts of the wider Masterplan Area.
SR-0555	St Margaret's Hospital Site	Epping	5.64	192	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016), noting outstanding uncertainties over the availability of the site during the Plan period. The availability of the site remains unknown due to uncertainties around the anticipated timescale for the existing hospital use ceasing. On balance, it was considered that other sites in Epping were more preferable in terms of their achievability, and if these sites were allocated they would cumulatively provide the desired growth in the settlement. The site is therefore not proposed for allocation.
SR-0556	Civic Offices, High Street, Epping.	Epping	0.66	44	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. The site includes part of the existing Civic Centre which will remain in operational use. The area for development should take into account the need for development to be limited to the western part of the site. This area is proposed for allocation.

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Epping**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0587	Epping Sanitary Steam and Laundry co. Ltd, 17 Bower Vale, Epping, Essex, CM16 7AS	Epping	0.40	50	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. While redevelopment of the site, which is currently in employment use, would conflict with the Local Plan policy (Policy E 1) which seeks to protect all existing employment sites from conversion to other uses (whether the site is designated or undesignated in the Local Plan), the site is functionally detached from the wider Bower Hill Industrial Estate, and evidence collated through the Employment Land Supply Assessment (2017) indicates that the existing structures are derelict. Given, in line with the NPPF, there would appear to be no reasonable prospect of the site being used for employment uses in the longer term, which is supported by the active promotion of the site through the Local Plan process for residential development, the site is proposed for allocation.
SR-0827	Industrial site north of Bower Terrace, Epping, Essex	Epping	0.46	30	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period. It is not proposed for allocation.
SR-0829	Tesco Car Park, High Street, Epping, Essex	Epping	0.63	64	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The ownership and availability of this site is unknown and there is no evidence of it having been actively marketed. It is not proposed for allocation.
SR-0830	Site east of Buttercross Lane, Epping, Essex	Epping	0.07	6	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although it is known that the site is in sole ownership, it will not be available for development during the Plan period. The site could proceed as windfall development but is not proposed for allocation.
SR-0831	Garage site, housing and green at Coronation Hill, Epping, Essex	Epping	0.57	5	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although it is known that the site is in sole ownership, it will not be available for development during the Plan period. The site could proceed as windfall development but is not proposed for allocation.
SR-0832	Tyre Service Centre, Lindsey Street, Epping, Essex	Epping	0.19	9	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as unavailable for development during the Plan period. It is not proposed for allocation.
SR-0886	169 High Street, Epping, Essex, CM16 4BL	Epping	0.01	3	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was identified as available, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0977	Epping Library, St John's Road, Epping, CM16 5DN	Epping	0.13	11	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. Noting the requirement to identify a replacement site for the library, the site is proposed for allocation.
SR-1002	Land to the rear of Bridge Hill, Epping, Essex, CM16 4ER	Epping	0.43	17	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed, there are no identified constraints or restrictions which would prevent it coming forward for development. Together with adjoining sites this site would support the aspirations of the emerging Epping Neighbourhood Plan, which identifies a greater level of growth in this location, and would potentially enable co-ordinated provision of infrastructure, including addressing existing transport constraints along Ivy Chimneys Road, Bridge Hill and Brook Road through the provision of a new road over the London Underground railway line. Furthermore, the site was considered to be more preferable in suitability terms than other sites in Epping which were proposed for allocation in the Draft Local Plan (2016) and which are also located in the Green Belt. At the settlement level, growth to the south of Epping was considered to be more preferable in terms of landscape sensitivity and Green Belt harm compared with other strategic options around the settlement. The site is proposed for allocation in combination with SR-0069, SR-0069/33, SR-0333Bi and SR-0445 to support a comprehensive, masterplanned approach to development at South Epping.
SR-1018	1-5 Stonards Hill, Epping, Essex, CM16 4QE	Epping	0.22	4	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although this site was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.

ARUP

**Appendix B1.6.6**  
**Decisions on Residential Sites for Allocation in**  
**Epping**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-1021	Land to rear of 287-291 High Street, Epping, Essex, CM16 4DA	Epping	0.05	6	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.



**Report on Site Selection**



Epping Forest District Council

Drawing No.  
EFDC-RS4-005-Rev2

Date: March 2018

Scale: 1:5,000 @A3

**Content**  
Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Fyfield

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

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

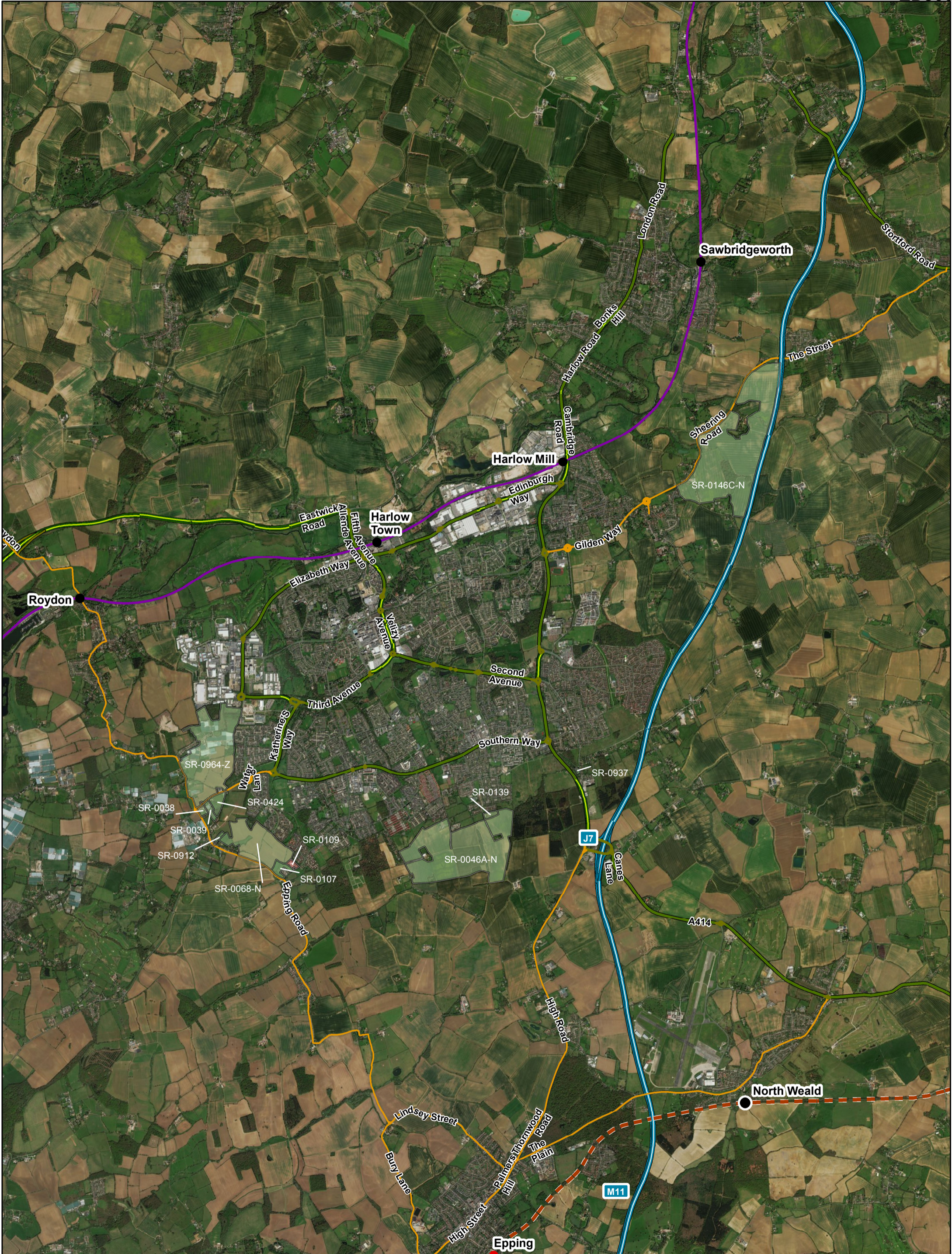
B1091





**Appendix B1.6.6**  
**Decisions on Residential Sites for Allocation in**  
**Fyfield**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0049	Land south-east of Ongar Road, Fyfield, Essex	Fyfield	2.65	82	On-site restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016). While it was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development, on balance it was considered that an alternative site assessed in Fyfield through Stage 6.4 (SR-0935) was more suitable and would provide for a scale of growth that is more appropriate to the settlement. The site is not proposed for allocation.
SR-0935	Gypsy Mead, Ongar Road, Fyfield, Essex, CM5 0RB	Fyfield	0.81	14	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-RS4-006-Rev2

Date: March 2018

Scale: 1:45,000 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites around Harlow

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

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

B1093

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Harlow**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0038	Land at Tylers Cross Farm, Water lane, Tylers Cross, Harlow	Harlow	1.32	21	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of it having been marketed, there are no identified restrictions or constraints that would prevent it coming forward for development. Given the necessary amendment to the boundaries of adjacent site SR-0068-N following the Draft Local Plan consultation, and the subsequent reduction in capacity for residential development, this site would support delivery of the Council's preferred level of growth around Harlow. It is proposed for allocation to support a comprehensive approach to development as part of the proposed Water Lane Strategic Masterplan.
SR-0039	Land at Bourne Farm, Water Lane, Tylers Cross, Harlow	Harlow	2.15	43	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of it having been marketed, there are no identified restrictions or constraints that would prevent it coming forward for development. Given the necessary amendment to the boundaries of adjacent site SR-0068-N following the Draft Local Plan consultation, and the subsequent reduction in capacity for residential development, this site would support delivery of the Council's preferred level of growth around Harlow. It is proposed for allocation to support the comprehensive approach to development of the proposed Water Lane Strategic Masterplan.
SR-0046A-N	Latton Priory Farm, London Road, Harlow, Essex, CM18 7HT	Harlow	100.85	1,235	On-site restrictions and constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and there are no identified restrictions that would prevent it coming forward for development. As a result of the landscape sensitivity of the site and the potential for harm to the settlement character, particularly affecting the southern and eastern parts of the site, as well as possible impacts on heritage assets, SSSIs, BAP Habitats and a Local Wildlife Site, it is proposed that development should be limited to the northern part of the site at the edge of Harlow, with development not extending beyond the identified ridgeline to the south. This ridgeline is the historic planned extent of Harlow, the origins of which date back to the original Gibberd plan for the new town. Limiting development to the area north of the ridgeline would prevent visual harm, both to the surrounding countryside and within Harlow. Such a judgement is consistent with the recommendations made by AECOM in the Harlow Strategic Site Assessment (2016). While it is acknowledged that there are particular complexities around the deliverability of the site, in part due to infrastructure which needs to be planned and delivered in co-ordination with Harlow District Council and Essex County Council as well as the constraints posed by access (which would need to be provided from London Road), it was considered that these will be resolved through the proposed Latton Priory Strategic Masterplan. It is proposed that the reduced site area should be allocated in combination with SR-0139 consistent with the allocation proposed in the Draft Local Plan (2016).
SR-0068-N	Land West of Sumners and North of Epping Road, Harlow, Essex, EN9 2DH	Harlow	35.26	691	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available the first five years of the Plan period. It has been marketed and has no identified restrictions that would prevent it coming forward for development. As a result of representations submitted through the Regulation 18 Draft Local Plan consultation and the north-western boundary of the site was amended to reflect the area of land controlled by the site promoter; the capacity of the site was revised accordingly through the indicative capacity assessment. While it is acknowledged that there are particular complexities around the deliverability of the site, due to infrastructure which needs to be planned and delivered in co-ordination with Harlow District Council and Essex County Council as well as a limited part of the site being located within Harlow District, these can be resolved through the proposed Water Lane Strategic Masterplan. Furthermore, the site would support delivery of the Council's preferred level of growth around Harlow. The area of the site within Epping Forest District is proposed for allocation support the comprehensive approach to development of the proposed Water Lane Strategic Masterplan.
SR-0107	Land at Epping and Parsloe Road, Roydon, Essex (Blakes Farm)	Harlow	3.37	116	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and there are no identified restrictions or constraints that would prevent it coming forward for development. It forms part of the proposed Water Lane Strategic Masterplan. Given the necessary amendment to the boundaries of adjacent site SR-0068-N following the Draft Local Plan consultation, and the subsequent reduction in capacity for residential development, this site would support delivery of the Council's preferred quantum of growth around Harlow. It is proposed for allocation to support the comprehensive approach to development of the proposed Water Lane Strategic Masterplan.
SR-0109	Richmonds Farm, Parsloe Road, Epping Green, CM16 6QB	Harlow	1.30	26	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was identified as available, it is not known when existing on-site uses would cease. Furthermore, it was considered that the site's more outlying location in relation to existing communities made it less preferable when compared with other residential sites in the area, which were considered to be more integral to the spatial integration and coherence of the proposed Strategic Masterplan. On balance, it was considered that other sites in the Water Lane area were more preferable in terms of their overall suitability and achievability, and the site is not proposed for allocation.

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Harlow**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0139	Riddings Lane, Hastingwood Road, Hastingwood, North Harlow, Essex, CM18 7HT	Harlow	1.52	49	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed, there are no other identified restrictions or constraints that would prevent it coming forward for development. It is adjacent to SR-0046A-N and is proposed for allocation to support the comprehensive approach to development of the proposed Latton Priory Strategic Masterplan.
SR-0146C-N	Land East of Harlow, North of Church Langley and South of Sheering Road, Harlow, Essex, CM17 0NG	Harlow	125.93	1,132	On-site restrictions and constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified restrictions that would prevent it coming forward for development. It is acknowledged that there are particular complexities around the deliverability of the site, in part due to infrastructure which needs to be planned and delivered in co-ordination with Harlow District Council and Essex County Council. Identified challenges include site viability, the possible relocation of Princess Alexandra Hospital, on-site infrastructure requirements and the need to avoid built development on parts of the site located on higher Flood Risk Zones. However, it was considered that these can be resolved through the proposed East of Harlow Strategic Masterplan. The site is proposed for allocation.
SR-0424	Water Lane Cottage and Adjacent Field	Harlow	4.36	118	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	Although there is uncertainty around the availability of this site (as a result of its multiple ownership), it forms a logical edge to the other sites proposed for allocation in the Water Lane area (SR-0038 and SR-0039) and would promote settlement rounding. Given the necessary amendment to the boundaries of adjacent site SR-0068-N following the Draft Local Plan consultation, and the subsequent reduction in capacity for residential development, this site would support delivery of the Council's preferred level of growth around Harlow. Additionally, it has no identified constraints or restrictions which would prevent it coming forward for development. It is proposed for allocation to support the comprehensive approach to development of the proposed Water Lane Strategic Masterplan.
SR-0912	The Dellers, Epping Road, Broadley Common, Nazeing, Essex, EN9 2DH	Harlow	0.90	29	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed, there are no identified restrictions or constraints that would prevent it coming forward for development. Given the necessary amendment to the boundaries of adjacent site SR-0068-N following the Draft Local Plan consultation, and the subsequent reduction in capacity for residential development, this site would support delivery of the Council's preferred level of growth around Harlow. It is proposed for allocation to support the comprehensive approach to development of the proposed Water Lane Strategic Masterplan.
SR-0937	Avenue Home, Latton Common, Near Harlow, CM17 9NJ	Harlow	0.38	11	On-site restrictions and constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period and has been marketed. Although a restrictive covenant was identified and the precise timeframe for the cessation of existing uses is unknown, it was considered that these constraints could be overcome, and there are no other constraints or restrictions that would prevent the site coming forward for development. It is proposed for allocation.
SR-0964-Z	Land to the West of Harlow between Old House Lane, Epping Road, Water Lane and Katherines, Harlow, Essex, CM19 5DJ	Harlow	69.76	1,149	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the next five to ten years. It has been marketed and has no identified restrictions or constraints that would prevent it coming forward for development. While it is acknowledged that there are particular complexities around the deliverability of the site, due to infrastructure which needs to be planned and delivered in co-ordination with Harlow District Council and Essex County Council as well as a limited part of the site being located within Harlow District, these can be resolved through the proposed Water Lane Strategic Masterplan. Furthermore, the site would support delivery of the Council's preferred level of growth around Harlow. The area of the site within Epping Forest District is proposed for allocation support the comprehensive approach to development of the proposed Water Lane Strategic Masterplan.



**Report on Site Selection**



Drawing No.  
EFDC-RS4-007-Rev2


Date: March 2018

Scale: 1:5,000 @A3

**Content**  
Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in High Ongar

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.  
Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016  
EFDC License No: 100018534 2016

**Legend**

 Proposed for allocation

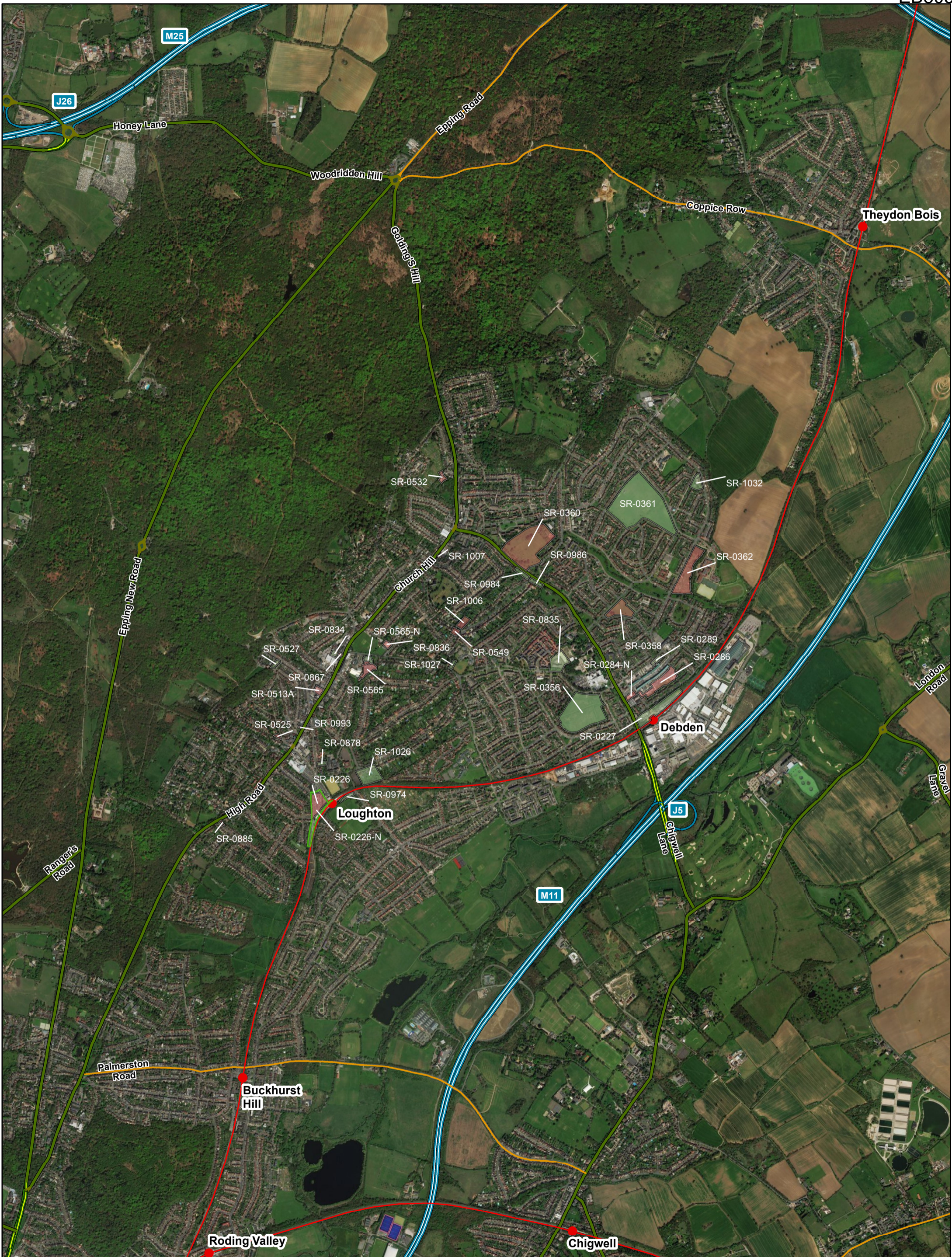
This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.



ARUP

**Appendix B1.6.6**  
**Decisions on Residential Sites for Allocation in**  
**High Ongar**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0181	Mill Lane, High Ongar, CM5 9RQ	High Ongar	0.30	10	Although on-site restrictions (ransom strips) were identified, it was considered that mitigation could be identified during the Plan period, and that identified deficiencies in primary and secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although ransom strips were identified on the site, it was considered that this restriction could be overcome. The site should be allocated, noting that it may only be deliverable in the latter part of the Plan period as a result of the identified restriction.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-RS4-008-Rev2

Date: March 2018

Scale: 1:20,000 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Loughton

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

Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

B1098

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Loughton**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0226	Loughton London Underground car park, adjacent to station, off Old Station Road, IG10 4	Loughton	1.00	113	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period, with no identified constraints or restrictions, it is not proposed for allocation. An amended, larger, site area (SR-0226-N) was received by the Council, which included this site. This site was assessed separately and is proposed for allocation.
SR-0226-N	Loughton London Underground Car Park, Station Road, Loughton, Essex, IG10 4NZ	Loughton	1.62	165	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0227	Debden London Underground Car Park and land adjacent to station, off Chigwell Lane, IG10 3	Loughton	1.66	192	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places and GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. Noting the sites proximity to public transport and local services, its potential to deliver a higher density development (as identified through the indicative capacity assessment) and the need to provide B1a/b employment land/floorspace in deliverable town centre locations, the site is proposed for allocation for residential-led development with ancillary employment floorspace provision.
SR-0284-N	Chigwell Lane Service Station, Loughton Broadway, Loughton, Essex, IG10 3SZ	Loughton	0.20	25	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as unavailable for development during the Plan period. Development of the site would conflict with Local Plan policy (Policy T 2) which protects Local Filling Stations from redevelopment. On the basis that the Filling Station would be lost, the site is not proposed for allocation.
SR-0286	Burton Road, Loughton Broadway	Loughton	1.38	125	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although it is known that the site is in sole ownership, it will not be made available for development during the Plan period. It is therefore not proposed for allocation.
SR-0289	Vere Road, Loughton Broadway	Loughton	0.18	9	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. The site is owned by Epping Forest District Council - a report was presented to cabinet on 1st September 2016 which recommended development should be limited to the easternmost part of the site. As such, it is proposed that only this part of the site is allocated.
SR-0356	Borders Lane Playing Fields, Opposite Epping College	Loughton	4.78	217	While on-site constraints and restrictions were identified, it was considered that these could be overcome and that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. Epping Forest College's Accommodation Strategy for the site indicated that half of it should be retained for education and open space provision. Therefore, it is proposed that only half the site is allocated for residential development. Currently, the playing fields are used informally by the public; as part of any development the Council should seek for the open space provision to be made publicly available.
SR-0358	Sandford Ave/Westall Road Amenity Open Space	Loughton	1.04	52	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016). Although the site remains available within the first five years of the Plan period, with no identified constraints or restrictions, responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community. It was considered that a number of new sites available in Loughton, assessed at Stage 6.4 of the site selection process in 2017 were more preferable in terms of their ranking in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The omission of SR-0358 would reduce the quantum of amenity open space proposed for development in Loughton and address concerns raised through the Regulation 18 Draft Local Plan consultation. The alternative sites would also cumulatively provide the desired growth in this settlement. This site is not therefore proposed for allocation.
SR-0360	Hillyfields Open Space, Loughton	Loughton	4.97	150	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site is in multiple ownership and will not be available for development during the Plan period. It is not proposed for allocation.
SR-0361	Colebrook Lane/Jessel Drive Amenity Open Space	Loughton	8.03	154	While on-site constraints were identified, it was considered that these could be overcome, and that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the next five to ten years. It has no identified constraints or restrictions which would prevent it coming forward for development. Taking into account community feedback received through the Regulation 18 Draft Local Plan consultation, it is proposed that the allocation is limited to half of the site, with details to be resolved through the proposed Jessel Green Masterplan.
SR-0362	Willingale Road Allotments	Loughton	2.05	19	On-site restrictions were identified. On balance, it was considered that these may be insurmountable during the Plan period and would impact upon the achievability of the site.	Not proposed for allocation	The availability of this site is unknown and it was considered that on-site restrictions, restrictive covenants and wayleaves, are likely to adversely impact upon the deliverability of the site. The site is not proposed for allocation.



**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Loughton**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0513A	Centric Parade, High Road, Loughton	Loughton	0.22	23	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The availability of this site is unknown and has not been actively promoted by the landowner. It is not proposed for allocation.
SR-0525	2 Connaught Avenue, Loughton, IG10 4DP	Loughton	0.08	4	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was identified as available, it is not known when existing on-site uses would cease and the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0527	Royal Oak public house, Forest Road, Loughton, IG10 1EG	Loughton	0.14	10	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed it has no identified constraints or restrictions which would prevent it coming forward for development. This site is proposed for allocation.
SR-0532	Trevalyn House, Goldings Hill, Loughton, IG10 2SP	Loughton	0.21	1	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was identified as available, it is not known when existing on-site uses would cease and the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0549	Limber, 49 Church Lane	Loughton	0.19	3	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The availability of this site is unknown and it is not known when existing on-site uses would cease. Additionally, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0565	Loughton library adjacent car park	Loughton	0.55	47	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was proposed for allocation in the Draft Local Plan (2016). Further information was received through the Regulation 18 Draft Local Plan consultation which indicates that this site does not reflect the landowner's intentions. This site is therefore not proposed for allocation. An amended, smaller, site area (SR-0565-N) was received by the Council, which included part of this site. This site was assessed separately and is proposed for allocation.
SR-0565-N	Loughton Library, Central Library, Traps Hill, Loughton, IG10 1HD	Loughton	0.26	20	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period and it was noted that the existing library could be reprovided as part of the development. The site has no other identified restrictions or constraints which would prevent it coming forward for development. The site is proposed for allocation.
SR-0834	Car Park, west of High Road, Loughton, Essex	Loughton	0.18	29	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and it has no identified constraints or restrictions which would prevent it coming forward for development. This site is proposed for allocation.
SR-0835	Old Epping Forest College Site, Borders Lane, Loughton, Essex	Loughton	1.02	110	While on-site constraints and restrictions were identified, it was considered that these could be overcome and that identified deficiencies in secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. This site is proposed for allocation.
SR-0836	Yard at Eleven Acre Rise, Traps Hill, Loughton, Epping	Loughton	0.16	10	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although it is known that the site is in sole ownership, there was no information available to determine whether the site would be available for development during the Plan period. It is not proposed for allocation.
SR-0867	Lucas McMullen, 258 High Road, Loughton, Essex, IG10 1RB	Loughton	0.04	8	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The availability of this site is unknown during the Plan period. It is therefore not proposed for allocation.
SR-0878	46 - 48 Station Road, Loughton, Essex, IG10 4NX	Loughton	0.14	12	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and although there is some uncertainty over the timescale for existing uses to cease, it was considered that this would not prevent it coming forward for development. This site is proposed for allocation.
SR-0885	1 Spring Grove, Loughton, Essex, IG10 4QA	Loughton	0.04	5	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was identified as available, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0974	Former Electricity Substation, Roding Road, Loughton, Essex, IG10 3ED	Loughton	0.19	9	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Loughton**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0984	63 Wellfields, Loughton, Essex, IG10 1PA	Loughton	0.26	10	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the next five to ten years. As a result of an existing lease, the GP surgery use cannot cease for six to ten years. However, there are no other constraints or restrictions which would prevent the site coming forward for development. Noting that the existing healthcare facilities should be reprovided as part of the redevelopment, the site is proposed for allocation.
SR-0986	70 Wellfields, Loughton, IG10 1NY	Loughton	0.23	6	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and it has no identified constraints or restrictions which would prevent it coming forward for development. Noting that the existing dental surgery facilities should be reprovided as part of the redevelopment, the site is proposed for allocation.
SR-0993	126 High Road, Loughton, Essex, IG10 4BE	Loughton	0.02	3	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as available within the first five years of the Plan period, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-1006	Fairmead, 48 Church Lane, Loughton, Essex, IG10 1PD	Loughton	0.34	8	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as available within the first five years of the Plan period, though there is uncertainty over when on-site uses would cease. As a result of a recent dismissed appeal on the site for four detached dwellings (APP/J1535/A/14/2217549), it was considered that the proposed capacity would constitute overdevelopment of the site. The site is therefore not proposed for allocation.
SR-1007	111 Church Hill, Loughton, Essex, IG10 1QR	Loughton	0.02	5	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places and GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although it was assumed that this site is available in the short term given the pre-application enquiry received, the indicative capacity assessment suggests that the site would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-1026	13 Alderton Hill, Loughton, Essex, IG10 3JD	Loughton	1.28	33	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within five years. There is uncertainty over when on-site uses would cease, but it was considered that this could be overcome and there are no other identified constraints or restrictions which would prevent the site coming forward for development. It is proposed for allocation.
SR-1027	60 Traps Hill, Loughton, Essex, IG10 1TD	Loughton	0.14	6	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	It was assumed that this site is available in the short term given the pre-application enquiry received. There is uncertainty over when on-site uses would cease, but it was considered that this constraint could be overcome and there are no other identified constraints or restrictions which would prevent it coming forward for development. It is proposed for allocation.
SR-1032	St Thomas More RC Church And Presbytery, 106 Willingale Road, Loughton, Essex, IG10 2DA	Loughton	0.50	18	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and it has no identified constraints or restrictions which would prevent it coming forward for development. Noting the previous community uses on the site, it is proposed that community facilities are re-provided as part of the redevelopment of the site. It is proposed for allocation.



Sawbridgeworth

SR-0121

SR-0032

London Road

Harlow Road

The Street

**Report on Site Selection**



Epping Forest District Council

Drawing No. EFDC-RS4-009-Rev2

Date: March 2018

Scale: 1:6,000 @A3

**Content**  
Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Lower Sheering

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

- Legend**
- Proposed for allocation
  - Not proposed for allocation

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

B1102

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Lower Sheering**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0032	Land at Lower Sheering	Lower Sheering	0.63	14	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. There are no identified restrictions which would prevent it coming forward for development and it was considered that the presence of surface water flooding could be overcome through reducing the capacity of the site. The site is proposed for allocation.
SR-0121	Land at Sheering Lower Road, Sawbridgeworth	Lower Sheering	0.51	0	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although this site was identified as available for development during the Plan period, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. It is not proposed for allocation.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-RS4-0011-Rev2

Date: March 2018

Scale: 1:14,000 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Nazeing, Lower Nazeing, Roydon Hamlet and Tylers Cross

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

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

B1104

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Lower Nazeing**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0011	St. Leonards Road, Nazeing, Essex (Known as 'Perry Hill')	Lower Nazeing	1.19	33	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. As a result of the the potential for the eastern part of the site to harm to the character of the settlement, and because other more preferable sites in Lower Nazeing could provide the growth proposed for the settlement, development should be limited to the western part of the site. This part of the site provides an opportunity to enable coordinated development with adjacent sites SR-0300 and SR-0473 through development of a Concept Framework Plan. The site is proposed for allocation.
SR-0150	The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY	Lower Nazeing	0.95	29	While on-site constraints were identified, and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. As a result of the sensitivity of the south-eastern part of the site and the potential for harm to the character of the settlement, and in order to limit development to previously developed land, it is proposed that the allocation is limited to the north-western part of the site. This area is proposed for allocation.
SR-0300	Lower Nazeing, South Area	Lower Nazeing	1.27	39	On-site constraints and restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	<p>Three parts of the site were proposed for allocation in the Draft Local Plan (2016): two areas to the east at Old House Lane (SR-0300a and SR-0300b); and an area to the west at St Leonards Road (SR-0300c). This was partially due to constraints affecting the wider site, in particular the potential impact on settlement character, and also because other more preferable sites in Lower Nazeing could provide the desired growth for the settlement.</p> <p>It was noted that the eastern parts of the site would be available in the short term, but it was considered that highways constraints may affect the deliverability these parts. Responses received through the Regulation 18 Draft Local Plan consultation indicated that the eastern parts of the site are less preferred by the community. In addition, Historic England recommended that this area should not be allocated as a result of its location in the Nazeing and South Roydon Conservation Area and the number of surrounding Grade II listed buildings. Thus, SR-0300a and SR-0300b are not proposed for allocation.</p> <p>The western part of the site has no known restrictions or constraints which would prevent it coming forward for development. It is available during the Plan period and there is an opportunity to enable coordinated development with adjacent sites SR-0011 and SR-0473 through development of a Concept Framework Plan. This part of the site is therefore proposed for allocation.</p>
SR-0473	St. Leonards Farm, St. Leonards Road, Waltham Abbey, Nazeing, EN9 2HG	Lower Nazeing	0.65	21	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. As a result of the sensitivity of the southern part of the site and the potential for harm to the character of the settlement, and because other more preferable sites in Lower Nazeing could provide the desired growth for the settlement, it is recommended that development is limited to the northern part of the site. This part of the site provides an opportunity for coordinated development with adjacent sites SR-0011 and SR-0300 through development of a Concept Framework Plan. The site is proposed for allocation.
SR-0599	Old House Farm, Old House Lane, Nazeing, Essex, EN9 2LJ	Lower Nazeing	5.00	138	On-site restrictions were identified. On balance, it was considered that these may be insurmountable during the Plan period and that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to be available. Restrictions were identified may impact upon the deliverability of the site; these included reliance on third party land to bring forward the development. On balance, it was considered that other sites in Lower Nazeing were preferable in terms of their overall achievability. If these alternative sites were allocated they would cumulatively provide the desired growth in the settlement. The site is not proposed for allocation.
SR-0840	Retail strip at Nazeing Road, Lower Nazeing, Essex	Lower Nazeing	0.17	6	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period. The site could proceed as windfall development but is not proposed for allocation.
SR-0925	Land to the rear of Shadwalkers (Plot 1), Middle Street, Nazeing, Essex, EN9 2LH	Lower Nazeing	0.47	9	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as available but other sites in Lower Nazeing were considered more preferable in terms of their ranking in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. If these alternative sites were allocated, they would cumulatively provide the desired growth in this settlement.

ARUP

**Appendix B1.6.6**  
**Decisions on Residential Sites for Allocation in**  
**Lower Nazeing**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0927	Land to the North of Maplecroft and to the East of Pecks Hill, Nazeing, Essex, EN9 2NY	Lower Nazeing	0.57	18	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although this site was identified as available, it was considered that other sites in Lower Nazeing were more preferable in terms of their suitability, particularly in terms of their ranking in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. The site has poor access. If alternative sites in Nazeing were allocated, they would cumulatively provide the desired growth in this settlement. This site is not proposed for allocation.



**Report on Site Selection**

**ARUP**

**Epping Forest District Council**

Drawing No. EFDC-RS4-0012-Rev2

Date: March 2018

Scale: 1:16,000 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in North Weald Bassett

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

Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

N



B1107



**Appendix B1.6.6**  
**Decisions on Residential Sites for Allocation in**  
**North Weald Bassett**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0003	Two fields East and West of Church Lane (North of Lancaster Road), North Weald Bassett, Essex	North Weald Bassett	9.10	211	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016). It was identified as available within the first five years of the Plan period, and has no identified constraints or restrictions which would prevent it coming forward for development. Responses received through the Regulation 18 Draft Local Plan consultation raised concerns about the overall level of growth proposed for North Weald Bassett. Given the site's more outlying location adjacent to the west of the village, and the Council's Local Plan Strategy aim to focus development to the north of the existing settlement, enabling a buffer to be retained between the village and North Weald Airfield, it was considered to be less suitable than other sites identified in North Weald Bassett. The site is therefore not proposed for allocation.
SR-0036	Land at Blumans, North Weald (north/south of A414)	North Weald Bassett	7.33	222	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. Together with adjoining sites, this site would enable co-ordinated development and provision of the necessary infrastructure. The northern part of the site is less critical to the delivery of development in the settlement as a result of its more outlying location to the north of the A414 and detachment from the existing settlement. Responses to the Regulation 18 Draft Local Plan consultation led to a proposed reduction to overall growth in the settlement. The desired growth for the settlement can be achieved without extending development to the north of the A414, thus the southern part of the site is proposed for allocation together with SR-0072, SR-0158A, SR-0455 and SR-0991. Together, these sites form the proposed North Weald Bassett Masterplan Area.
SR-0072	Land at Tylers Farm [271 High Road], North Weald	North Weald Bassett	1.29	20	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of it having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. Comments received from Historic England through the Regulation 18 Draft Local Plan consultation recommended that, if the site is to be brought forward, any development would need to protect and enhance the Grade II Listed Tylers Farmhouse. It was considered that this constraint can be overcome through a reduction in site capacity. Together with adjoining sites, this site would enable co-ordinated development and provision of the necessary infrastructure. The site forms a logical expansion of the settlement and is proposed for allocation. Together with the southern part of SR-0036, SR-0455, SR-0158A, and SR-0991, the site is incorporated in the proposed North Weald Bassett Masterplan Area.
SR-0076	Land south of Vicarage Lane, North Weald	North Weald Bassett	6.04	164	On-site restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site is part of a larger site (SR-0158A) which was identified as suitable for allocation and it is unlikely that this site would come forward as a standalone development. It is therefore not proposed for allocation.
SR-0158A	Land at North Weald Bassett, South of Vicarage Lane	North Weald Bassett	34.25	775	On-site constraints and restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site is adjacent to the existing settlement and forms a logical extension. Together with adjoining sites it would enable co-ordinated development and provision of the necessary infrastructure. The site is proposed for allocation. Together with SR-0036, SR-0072, SR-0455, and SR-0991, the site is incorporated in the proposed North Weald Bassett Masterplan Area.
SR-0195B	Land to the North of Vicarage Lane, East, North Weald Bassett, Epping, Essex, CM16 6AP	North Weald Bassett	3.42	91	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016). Although the site was identified as available within the first five years of the Plan period, and has no identified constraints or restrictions which would prevent it coming forward for development, it was considered to be less critical to the delivery of development in the settlement as a result of its more outlying location to the north of the A414 and relative detachment from North Weald Bassett (it forms part of Scenario B Option 3 in the North Weald Bassett Masterplanning Study and is adjacent to Tylers Green). It was considered that other sites in North Weald Bassett could make a greater contribution to achieving the Council's aspirations for North Weald Bassett which seeks to promote growth to the north of the existing settlement but south of Vicarage Lane and the A414. If these sites were allocated they would cumulatively provide the desired growth in this settlement. This site is therefore not proposed for allocation.

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
North Weald Bassett**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0417	Land east of Church Lane/West of Harrison Drive, North Weald Bassett	North Weald Bassett	1.84	48	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016). It was considered to be available within the first five years of the Plan period, and has no identified constraints or restrictions which would prevent it coming forward for development. Responses received through the Regulation 18 Draft Local Plan consultation raised concerns about the overall level of growth proposed for North Weald Bassett. Given the site's more outlying location adjacent to the west of the village, and the Council's Local Plan Strategy aim to focus development to the north of the existing settlement, enabling a buffer to be retained between the village and North Weald Airfield, it was considered to be less suitable than other sites identified in North Weald Bassett. The site is therefore not proposed for allocation.
SR-0455	Chase Farm Business Centre, Vicarage Lane West, North Weald, Essex, CM16 6AL	North Weald Bassett	0.81	27	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. While redevelopment of the site, which is currently in employment use, would conflict with the Local Plan policy (Policy E 1) which seeks to protect all existing employment sites from conversion to other uses (whether the site is designated or undesignated in the Local Plan), together with adjoining sites it would enable co-ordinated residential-led development and provision of the necessary infrastructure. The Employment Land Supply Assessment (2017) identified an opportunity for an expansion of existing employment land at North Weald Airfield (SR-0940), and subsequently 10 ha. of additional employment land is proposed for allocation. The loss of employment land would therefore be offset at the settlement level by this provision of additional land for employment uses at North Weald Airfield. The site forms part of the proposed North Weald Bassett Masterplan Area and, together with the southern part of SR-0036, SR-0072, SR-0158A, and SR-0991, the site is proposed for allocation.
SR-0467	North Weald Nurseries, Vicarage Lane, North Weald, Epping, Essex	North Weald Bassett	1.26	31	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development. However, it falls outside of the spatial extent of the previously commissioned North Weald Bassett Masterplan Study. It was considered that Vicarage Lane provides a logical edge and suitably defensible Green Belt boundary for the expanded settlement. The desired level of growth for the settlement could be achieved without extending development north of Vicarage Lane. The site is not proposed for allocation.
SR-0501	Playing field at New House Lane, North Weald	North Weald Bassett	2.33	0	Multiple on-site restrictions were identified. On balance, it was considered that these may be insurmountable during the Plan period and would impact upon the achievability of the site.	Not proposed for allocation	It was not possible to determine whether the site will be available for development during the Plan period and it may also be constrained by ransom strips and access restrictions. Furthermore, the site is in use as playing fields. It was considered that these constraints were unlikely to be overcome. The site is therefore not proposed for allocation.
SR-0512	St Clements, Vicarage Lane West, North Weald, CM16 6AL	North Weald Bassett	0.61	7	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016), noting outstanding uncertainties over the availability of the site during the Plan period. The availability of the site remains unknown following the Regulation 18 Draft Local Plan consultation. The site is therefore not proposed for allocation.
SR-0991	The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex, CM16 6AL	North Weald Bassett	1.67	51	On-site restrictions and constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. Together with adjoining sites, it would enable a co-ordinated development and provision of the necessary infrastructure. The site forms part of the proposed North Weald Bassett Masterplan Area and, together with the southern part of SR-0036, SR-0072, SR-0158A and SR-0455, the site is proposed for allocation.
SR-1031	Cunningham House, Pike Way, North Weald Bassett, Epping, Essex, CM16 6BL	North Weald Bassett	0.55	19	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was identified as available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development, there is remaining uncertainty around when existing on-site uses would cease. It was considered that loss of the existing specialist housing (elderly care home) would conflict with the Local Plan policy (Policy H 1), which resists the loss of specialist housing designed to meet the identified needs of people with support needs. The site is not proposed for allocation.
SR-1033	Land to the East of North Weald Airfield and West of Church Lane, North Weald Bassett, Essex, CM16 6AA	North Weald Bassett	11.02	251	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as unavailable for development during the Plan period. It is not proposed for allocation.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-RS4-0013-Rev2

Date: March 2018

Scale: 1:12,000 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Ongar


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

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

B1110 

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Ongar**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0067i	Land to the west of Ongar	Ongar	2.46	99	While on-site constraints and restrictions were identified, it was considered that these could be overcome and that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of it having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. As a result of flood constraints affecting the southern and western parts of the site, as well as the potential for harm to the settlement character of Ongar, and landscape sensitivity, it is proposed that development should be limited to the north-eastern part of the site. Representations submitted through the Regulation 18 Draft Local Plan consultation led to the north-eastern boundary of the area of the site was amended to remove the area in separate ownership. This part of the site provides an opportunity to develop a Concept Framework Plan to enable coordinated development with adjacent site SR-0120 through which access may need to be provided. This area is proposed for allocation.
SR-0102	Land to the south and west (rear) of Nos 57a and 57b Fyfield Road, Ongar	Ongar	0.80	27	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0112-N	Land to the West of Stanford Rivers Road, Ongar, Essex, CM5 9EP	Ongar	16.03	293	On-site constraints and restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was identified as available within the first five years of the Plan period, and there are no identified restrictions which would prevent it coming forward for development. However, it was considered that other sites in Ongar would enable the Council to focus growth to the north of the settlement, which is the preferred location for growth. While it is proposed to allocate a limited number of residential units in the south of the settlement in order to provide the desired growth for the settlement, this site could only be accessed via Stanford Rivers Road. It was considered that this access could not be achieved without causing harm to an identified BAP Habitat. As such, this site was considered to be less preferable compared to other sites to the south of the settlement and therefore is not proposed for allocation.
SR-0120	Bowes Field, Ongar	Ongar	3.34	135	On-site restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0184	0.96 ha plot of land adjacent to High Ongar Road, High Ongar	Ongar	0.88	29	Although a number of on-site constraints were identified, it considered that these could be overcome and that identified deficiencies in primary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within five years. There is uncertainty over when on-site uses would cease, but there are no other identified restrictions or constraints which would prevent the site coming forward for development. The site is proposed for allocation with SR-0185 and SR-0186.
SR-0184-N	Plot of land adjacent to High Ongar Road, High Ongar	Ongar	1.26	38	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as available within the first five years of the Plan period. There is uncertainty over when on-site uses would cease, but it was considered that no other restrictions or constraints were identified which would prevent the site coming forward for development. However, it was considered that development of the site would reinforce an unsustainable, ribbon development pattern and contribute to the merging of Ongar and High Ongar. The site is not proposed for allocation.
SR-0185	Plot of land adjacent to High Ongar Road, High Ongar	Ongar	3.06	123	Although a number of on-site constraints were identified, it was considered that these could be overcome and that identified deficiencies in primary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within five years. The site has been marketed and it was considered that no other identified constraints or restrictions, including restrictive wayleaves, would inhibit deliverability. It is proposed for allocation with SR-0184 and SR-0186. An amended, larger, site area (SR-0185-N) was received by the Council, which included this site. This site was assessed separately and is not proposed for allocation.
SR-0185-N	Plot of land adjacent to High Ongar Road, High Ongar and 12 Fyfield Road, Ongar, CM5 0AH	Ongar	3.13	126	On-site restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as available within the first five years of the Plan period. Restrictive wayleaves were identified, but it was considered that these could be overcome. However, while it is known that the owner of the smaller part of the site (SR-0185) does not object to a coordinated development, it is unknown whether there is agreement from the developer who is promoting the larger part of the site to include this area within the proposed development. This may affect the deliverability of the site and it is therefore not proposed for allocation.
SR-0186	Land adjacent to Chelmsford Road (A414) near the Four Wantz roundabout, High Ongar	Ongar	0.27	11	Although a number of on-site constraints were identified, it was considered that these could be overcome and that identified deficiencies in primary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within five years. There is uncertainty over when on-site uses would cease, but there are no other identified restrictions or constraints which would prevent the site coming forward for development. It is proposed for allocation with SR-0184 and SR-0185.
SR-0267A	Land to the south-east of Ongar	Ongar	21.97	476	On-site constraints and restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was identified as available within the first five years of the Plan period. However, while it is proposed to allocate a limited number of residential units in the south of Ongar in order to provide the desired growth for the settlement, it was considered that other sites were more preferable in terms of their overall suitability and achievability. This site would be more harmful than other sites in landscape sensitivity terms and is located in a minerals safeguarding area which may impact upon its deliverability. Furthermore, if other, more preferable sites were allocated they would cumulatively provide the desired growth in the southern part of the settlement. This site is therefore not proposed for allocation.

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Ongar**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0268	Land to the South of Kettlebury Way, Ongar	Ongar	1.47	0	On-site restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although this site was identified as available within the first five years of the Plan period, with no restrictions which would affect its deliverability, the capacity assessment noted that, as a result of the site layout and identified BAP Habitat constraints, the site is unlikely to accommodate the number of homes required to meet the threshold for allocation. While it is proposed to allocate a limited number of residential units in the south of the settlement in order to provide the desired growth for the settlement, this site was considered to be less suitable than other sites due to the presence of BAP Habitat. As such, this site was considered to be less preferable compared to other sites to the south of the settlement and therefore is not proposed for allocation.
SR-0390	Greensted Road, Ongar	Ongar	4.16	135	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was proposed for allocation in the Draft Local Plan (2016), comments received to the Regulation 18 Draft Local Plan consultation indicated that this site is in multiple ownership, and there is a ransom strip affecting the eastern part of the site which, while avoidable, is likely to impact on the deliverability of the site in its entirety. An amended, smaller, site area (SR-0390-N) was received by the Council. The smaller site included part of this site and was assessed separately, which is proposed for allocation. This site is therefore not proposed for allocation.
SR-0390-N	Land at Greensted Road, Ongar, Essex, CM5 9HJ	Ongar	3.32	107	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development; this reflects that this site comprises an amended, smaller, site area than SR-0390 and does not include the ransom strip affecting the eastern part of SR-0390. The site is proposed for allocation.
SR-0391	Land between Stanford Rivers Road and Brentwood Road, Ongar	Ongar	1.53	33	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has limited identified constraints or restrictions which would prevent the site coming forward for development. The site included existing residential properties; due to the uncertainty over when existing residential uses would cease, the area of development should be reduced and only the western part of the site is proposed for allocation.
SR-0842	Car park at The Stag pub, Brentwood Road, Ongar	Ongar	0.28	9	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. Noting the requirement to avoid harm to the locally listed building, the site is proposed for allocation.
SR-0843	Industrial site south 'The Borough', Ongar, Essex	Ongar	0.36	16	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although it is known that the site is in sole ownership, it was not possible to determine whether the site would be available for development during the Plan period. It is not proposed for allocation.
SR-0848	Ongar Leisure Centre, The Gables, Ongar, Essex	Ongar	0.54	24	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was proposed for allocation in the Draft Local Plan (2016) but the landowner subsequently confirmed that the site would not be available for development during the Plan Period. It is not proposed for allocation.
SR-0866	Smiths Brasserie and site of former bowls green at the rear, Fyfield Road, Ongar, Essex, CM5 0AL	Ongar	0.29	3	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The availability of this site is unknown. The indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0988	20-34 St. Peters Avenue, Shelley, Ongar, Essex, CM5 0BT	Ongar	0.20	24	No on-site restrictions or constraints were identified and there are no other constraints that were considered as insurmountable.	Not proposed for allocation	This site was considered to have a complex pattern of leases and ownership and the timescale for existing uses ceasing is unknown. These factors would impact upon its likely deliverability during the Plan period. The site is not proposed for allocation.
SR-0989-Z	Land to the rear of Hunters Chase and West of Brentwood Road, Ongar, Essex, CM5 9DQ	Ongar	0.80	17	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	The site is in multiple ownership and the two parties have a formal agreement to work together. The site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-RS4-0014-Rev2

Date: March 2018

Scale: 1:12,500 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Roydon

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

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

N

B1113

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Roydon**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0117	The paddock to the rear of Barn House, Farm Close, Roydon, Essex, CM19 5LW	Roydon	1.31	62	On-site restrictions were identified. On balance, it was considered that these may be insurmountable during the Plan period and would impact upon the achievability of the site.	Not proposed for allocation	This site is reliant on adjacent land to enable development to be brought forward. Adjacent sites were identified as unsuitable for development, which would impact upon its deliverability as a standalone site. It is not proposed for allocation.
SR-0169	The Old Coal Yard, off 32 High Street, Roydon	Roydon	0.53	7	Although there is no evidence of the site having yet been marketed and a number of on-site constraints were identified, it was considered that these could be overcome. Additionally, it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0197	Land adjacent to Kingsmead, Epping Road, Roydon, Essex	Roydon	0.50	10	Although there is no evidence of the site having yet been marketed and a number of on-site constraints were identified, it was considered that these could be overcome. Additionally, it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period, with limited identified constraints or restrictions (aside from a potential constraint around the existing access), it is not proposed for allocation. An amended, larger, site area (SR-0197-N) was received by the Council, which included this site. This site was assessed separately and is proposed for allocation.
SR-0197-N	Kingsmead School, Epping Road, Roydon, Essex, CM19 5HU	Roydon	1.35	21	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. Noting a potential constraint around the existing access and a requirement to upgrade this, the site is proposed for allocation.
SR-0304	Roydon, North-east Area	Roydon	1.37	25	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to have a complex ownership pattern and its availability is unknown. These factors would impact upon its likely deliverability during the Plan period. It is not proposed for allocation.
SR-0890	Land at Epping Road, Roydon, Harlow, Essex	Roydon	0.40	14	On-site constraints and restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available and there are no identified restrictions which would prevent the site coming forward for development. However, as a result of the potential for harm to the landscape character across the eastern part of the site, as well as identified access constraints, it is proposed that development should be limited to the far western part of the site fronting Epping Road. This part of the site is proposed for allocation.
SR-0976	Parklands Nursery, Parkfields, Roydon, Harlow, Essex, CM19 5JB	Roydon	0.98	20	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. As a result of the potential for greater harm to the landscape character across the southern part of the site and the potential impact that allocating the whole site would have on settlement form and character, it is proposed that development be limited to the northern part of the site. The desired growth for the settlement can be achieved without extending development into the southern part of the site. Thus, only the northern part of the site is proposed for allocation.



**Report on Site Selection**



Epping Forest District Council

Drawing No.  
EFDC-RS4-0018-Rev2

Date: March 2018


Scale: 1:6,000 @A3

**Content**  
Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Sheering

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

**Legend**

 Proposed for allocation

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

B1115





**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Sheering**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0033	Daubneys Farm, Sheering, Harlow, Essex, CM22 7LU	Sheering	0.41	10	On-site restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of it having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. It was considered that the irregular configuration of the site proposed for allocation in the Draft Local Plan (2016) may impact upon its deliverability thus, it is proposed that development is limited to the southern portion of the site. This area is proposed for allocation.
SR-0073	Land to the East of the M11, Sheering	Sheering	2.87	62	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of it having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. Noting the concerns raised by Sheering Parish Council around noise pollution from the adjacent M11 through the Regulation 18 Draft Local Plan consultation, it is proposed that development be limited to the eastern part of the site, with the remainder of the site providing a noise and air quality buffer. This site is proposed for allocation.
SR-0311	Sheering, North Area	Sheering	0.36	12	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	The site was proposed for allocation in the Draft Local Plan (2016), but was less preferable compared with other sites in this location as a result of the landscape sensitivity, potential harm to the Green Belt and potential impact on settlement character. The site was identified as available and it has no identified constraints or restrictions which would prevent it coming forward for development. Noting concerns raised around proposed scale of growth in the context of the existing settlement pattern and the potential impact on settlement character, it is proposed that development be limited to the south-western part of the site. This area is proposed for allocation.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-RS4-0019-Rev2

Date: March 2018

Scale: 1:11,000 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Stapleford Abbots

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

**Legend**

Proposed for allocation

B1117

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

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Stapleford Abbots**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0242-N	Land at Oak Hill Road, Stapleford Abbots, Essex, RM4 1JH	Stapleford Abbots	2.15	33	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0873	Rear of Mountford & Bishops Bron, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL	Stapleford Abbots	0.28	8	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	The site was proposed for allocation in the Draft Local Plan (2016). Planning permission was subsequently granted for five residential units on the southern part of the site. The revised indicative capacity assessment suggests that the remaining part of the site could accommodate a further eight units. This site was identified as available within the first five years of the Plan period. It has been marketed and although there is some uncertainty over the timescale for existing uses to cease, it was considered that this would not prevent it coming forward for development. The part of the site not subject to the planning permission is proposed for allocation.



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-RS4-0020-Rev2

Date: March 2018

Scale: 1:14,000 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Theydon Bois

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

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

B1119

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Theydon Bois**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0026A	Land to east of Theydon Bois London Underground station, north of Abridge Road	Theydon Bois	30.33	768	On-site restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although this site was identified as available, it has a complex ownership pattern and it is not clear whether all landowners are supportive of development. Additionally, one of the landowners is promoting an overlapping site for development. The site is not proposed for allocation.
SR-0026B	Land East of Central Line/North of Abridge Road (Including The Old Foresters Site), Theydon Bois	Theydon Bois	6.99	135	On-site restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period it is not proposed for allocation. Responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community as a result of the scale of growth proposed. Additionally the Conservators of Epping Forest raised concerns around the overall scale of growth proposed in Theydon Bois, which is located in close proximity to the Epping Forest SAC, and the potential effects arising from recreational pressure and air quality. The Conservators identified the need for a SANG to compensate for the scale of growth, which may adversely affect the deliverability of the site. It was considered that other sites in Theydon Bois were more preferable in terms of their overall suitability and if allocated they would provide the desired growth in the settlement. This site is not proposed for allocation.
SR-0026C	Part of the Thrifts Hall Farm, Abridge Road, Theydon Bois	Theydon Bois	7.01	120	On-site restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period it is not proposed for allocation. Responses received through the Regulation 18 Draft Local Plan consultation indicated that the site is less preferred by the community as a result of the scale of growth proposed. Additionally the Conservators of Epping Forest raised concerns around the overall scale of growth proposed in Theydon Bois, which is located in close proximity to the Epping Forest SAC, and the potential effects arising from recreational pressure and air quality. The Conservators identified the need for a SANG to compensate for the scale of growth, which may adversely affect the deliverability of the site. It was considered that other sites in Theydon Bois were more preferable in terms of their overall suitability and if allocated they would provide the desired growth in the settlement. This site is not proposed for allocation.
SR-0070	Land at Forest Drive, Theydon Bois	Theydon Bois	0.89	39	On-site restrictions were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The presence of surface water flooding could be overcome through reducing the capacity for homes on the site. The site is proposed for allocation.
SR-0228i	Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	0.36	29	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although the site was proposed for allocation in the Draft Local Plan (2016) and remains available within the first five years of the Plan period, with no identified constraints or restrictions, it is not proposed for allocation. An amended, smaller, site area (SR-0228i-N) was received by the Council, which included part of this site. This site has been assessed separately and is proposed for allocation.
SR-0228ii	Theydon Bois London Underground Car Park, Land and commercial yard adjacent to station off Coppice Row, CM16 7	Theydon Bois	0.23	9	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was proposed for allocation in the Draft Local Plan (2016) with SR-0026N and SR-0026C. While the site remains available within the first five years of the Plan period it is not proposed for allocation. As a standalone site, it was considered that the presence of surface water flooding could be overcome, but this would result in a substantial reduction in the site's capacity. This would result in a small, comparably isolated site which was considered to be less preferable since in response to comments received through the Regulation 18 Local Plan consultation SR-0026B and SR-0026C are not proposed for allocation. This site is therefore not proposed for allocation.
SR-0228i-N	Theydon Bois London Underground Car Park, Station Approach, Theydon Bois, Essex, CM16 7HR	Theydon Bois	0.30	12	On-site constraints were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. Although there is no evidence of the site having been marketed, it has no identified constraints or restrictions which would prevent it coming forward for development. It was considered that the presence of surface water flooding could be overcome through reducing the capacity of the site. The site is proposed for allocation.
SR-0497	Land to the rear of Monks Hall, Abridge Road, Theydon Bois	Theydon Bois	1.09	27	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The availability of this site is unknown and it is not known when existing on-site uses would cease. This is likely to adversely affect the deliverability of the site. The site is therefore not proposed for allocation.
SR-0585	21/23 Forest Drive, Theydon Bois, Essex, CM16 7HA	Theydon Bois	0.06	2	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to be available for development during the Plan period, but the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.

**Appendix B1.6.6**  
**Decisions on Residential Sites for Allocation in**  
**Theydon Bois**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0800	Land to the East of Theydon Bois	Theydon Bois	103.26	177	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The landowner was promoting overlapping sites for development (SR-0026B and SR-0026C). It is unlikely that the part of this site outside of these overlapping areas will come forward for development as a standalone site. Furthermore, taking into consideration the area of these overlapping sites and the context of the existing settlement pattern and scale, in 2016 it was considered that a smaller part of the site would provide the desired growth in this settlement. This site is therefore not proposed for allocation. Parts of SR-0026B and SR-0026C were proposed for allocation in the Draft Local Plan (2016). In 2017, the proposed allocations, were reviewed as part of Stage 6.4 of the site selection process. The conclusions of this further assessment was that other sites in Theydon Bois were more preferable in terms of their overall suitability than SR-0026B and SR-0026C and if allocated they would provide the desired growth in the settlement. Further details on the rationale for this decision is provided under the allocation justification for sites SR-0026B and SR-0026C.
SR-0849	Tesco Express and Car Park, Coppice Row, Theydon Bois	Theydon Bois	0.12	7	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to have a complex ownership pattern and its availability is unknown. These factors could impact upon its likely deliverability during the Plan period. It is therefore not proposed for allocation.
SR-1020	Wain, Coppice Row, Theydon Bois, Epping, Essex, CM16 7ER	Theydon Bois	0.15	6	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary or secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. Notwithstanding uncertainty around the timescales for existing residential uses to cease, the site is proposed for allocation.



**Report on Site Selection**



Epping Forest District Council

Drawing No.  
EFDC-RS4-0021-Rev2

Date: March 2018

Scale: 1:8,000 @A3

**Content**  
Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Thornwood

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

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

B1122



**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Thornwood**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0043	Land at Weald Hall Lane, Thornwood	Thornwood	5.72	139	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although this site was identified as suitable and available, it was considered that, on balance, other sites in Thornwood were more preferable in terms of suitability, noting in particular the potential harm to the settlement pattern and character. If allocated, these alternative sites would cumulatively provide the desired growth in this settlement. This site is not proposed for allocation.
SR-0149	Tudor House, High Road, Thornwood, with adjacent land.	Thornwood	4.01	124	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and it has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0410	Land East of High Road, Thornwood	Thornwood	1.59	48	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was not proposed for allocation in the Draft Local Plan (2016). However, information received through the Regulation 18 Draft Local Plan consultation confirmed that the site is available within the first five years of the Plan period and has no identified constraints or restrictions which would prevent it coming forward for development. Taking into consideration the existing proposed allocation in the Draft Local Plan (2016) (SR-0149) in the context of the existing settlement pattern and scale, it was considered that a smaller part of the site would provide the desired growth in this settlement. As such, development should be limited to the eastern part of the site. This area is proposed for allocation.





**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-RS4-0022-Rev2

Date: March 2018

Scale: 1:20,000 @A3

**Content**

Results of Stage 4 and Stage 6.4 Assessment for Residential Sites in Waltham Abbey

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

Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016

**Legend**

- Proposed for allocation
- Not proposed for allocation

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

**Appendix B1.6.6  
Decisions on Residential Sites for Allocation in  
Waltham Abbey**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0089A	Land Lying to the west side of Galley Hill Road, Northern Portion	Waltham Abbey	11.28	295	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary or secondary school places and GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site is part of the proposed Waltham Abbey North Masterplan Area, which will ensure that a co-ordinated development is brought forward together with the necessary infrastructure to support growth. It is proposed for allocation.
SR-0099	Lea Valley Nursery, Crooked Mile, Waltham Abbey	Waltham Abbey	16.66	315	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified restrictions which would prevent it coming forward for development. It was considered that the presence of surface water flooding could be overcome through reducing the capacity of the site. The site is part of the proposed Waltham Abbey North Masterplan Area, which will ensure that a co-ordinated development is brought forward together with the necessary infrastructure to support growth. It is proposed for allocation.
SR-0104	Land adjoining Parklands, Waltham Abbey	Waltham Abbey	4.34	130	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has been marketed and has no identified constraints or restrictions which would prevent it coming forward for development. The site is part of the proposed Waltham Abbey North Masterplan Area, which will ensure that a co-ordinated development is brought forward together with the necessary infrastructure to support growth. It is proposed for allocation.
SR-0219	Fire Station, Sewardstone Road, Waltham Abbey, Essex, EN9 1PA	Waltham Abbey	0.24	16	On-site constraints were identified, but it was considered that these could be overcome, and it was considered that identified deficiencies in primary and secondary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0377	Parklands/Newteswell Drive amenity open space	Waltham Abbey	0.93	41	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as unavailable for development during the Plan period. It is not proposed for allocation.
SR-0378	Crooked Mile Allotments and adjacent land	Waltham Abbey	18.04	431	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places or GP surgeries would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although this site is likely to be available, it was considered that other sites in Waltham Abbey were more preferable in terms of their overall suitability and deliverability, noting the partial lack of information on this site's ownership and the constraint posed by existing allotments. The alternative sites were also preferable in terms of their ranking in the land preference hierarchy which, based on the Council's Local Plan Strategy, as set out in the Site Selection Methodology, states the order in which sites should be identified for allocation. If the alternative sites in Waltham Abbey were allocated, they would cumulatively provide the desired growth in this settlement. This site is therefore not proposed for allocation.
SR-0379	Land off Town Mead Road	Waltham Abbey	0.16	7	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	Although it is known that the site is in sole ownership, it will not be available for development during the Plan period. It is not therefore proposed for allocation.
SR-0381	Darby Drive / Abbey Gardens Car Park	Waltham Abbey	0.35	16	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was proposed for allocation in the Draft Local Plan (2016). Although it was identified as available within the first five to ten years of the Plan period, with no identified constraints or restrictions which would prevent it coming forward for development, it was considered that, on balance, other sites in Waltham Abbey were more preferable in terms of their suitability, noting the potential heritage impact of this site. Comments received from Historic England through the Regulation 18 Draft Local Plan consultation recommended that this area should not be allocated as a result of the high archaeological potential of the site, and other responses from the consultation indicated that the site is also less preferred by the community. As other sites in Waltham Abbey would cumulatively provide the desired growth in this settlement, this site is therefore not proposed for allocation.
SR-0482	Land adjoining Mason Way, Waltham Abbey	Waltham Abbey	0.71	0	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The availability of this site is unknown and it is not known when existing on-site uses would cease. The site is currently in use as a playing field. The site is therefore not proposed for allocation.
SR-0541	Waltham Abbey community Centre, Saxon Way	Waltham Abbey	0.52	67	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. Noting that the existing community centre would be reprovided on-site as part of the redevelopment, the site is proposed for allocation.

**Appendix B1.6.6**  
**Decisions on Residential Sites for Allocation in**  
**Waltham Abbey**

Site Ref	Address	Settlement	Size (Ha)	Capacity (Units)	Assessment of Insurmountable Constraints	Decision	Allocation Justification
SR-0566	40/46 Sewardstone Street	Waltham Abbey	0.32	3	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in primary and secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was identified as unavailable for development during the Plan period as existing uses cannot cease. The site could proceed as windfall development but is not proposed for allocation.
SR-0578A	Shernbrook Hostel, Shernbrook Road	Waltham Abbey	0.16	4	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to have a complex ownership pattern and its availability is unknown, which may effect deliverability of the site. Additionally, the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.
SR-0688	Gant Court Garages, Nos. 99-126, Waltham Abbey	Waltham Abbey	0.12	10	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to be unavailable for development during the Plan period. It is therefore not proposed for allocation.
SR-0690	Mallion Court Garages, Nos. 220-256, Waltham Abbey	Waltham Abbey	0.12	10	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in GP surgeries would be an insurmountable constraint that would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	This site was considered to be unavailable for development during the Plan period. It is therefore not proposed for allocation.
SR-0853	Playing fields at Waltham Holy Cross School grounds, Monkwood Ave, Waltham Abbey, Essex	Waltham Abbey	1.04	0	No on-site restrictions or constraints were identified and it was considered that identified deficiencies in secondary school places would not be an insurmountable constraint that would adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The availability of the site is unknown and it is not known when its existing use as a playing field would cease. The site is therefore not proposed for allocation.
SR-0903	Waltham Abbey Swimming Pool, Roundhills, EN9 1UP	Waltham Abbey	0.60	27	On-site constraints and restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary and secondary school places or GP surgeries would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Proposed for allocation	This site was identified as available within the first five years of the Plan period. It has no identified constraints or restrictions which would prevent it coming forward for development. The site is proposed for allocation.
SR-0995	69 Farm Hill Road, Waltham Abbey, Essex, EN9 1NG	Waltham Abbey	0.07	2	On-site restrictions were identified, but it was considered that these could be overcome, and that identified deficiencies in primary school places would not adversely affect the achievability of the site; consideration of infrastructure requirements has been dealt with through the Infrastructure Delivery Plan (2017).	Not proposed for allocation	The site was identified as available within the first five years of the Plan period but the indicative capacity assessment suggests that it would not support the minimum six units necessary for allocation. The site could proceed as windfall development but is not proposed for allocation.