



## **E1.8.2 Results of Stage 5/8.5 Capacity and Stage 6/Stage 8.6 Deliverability Assessment**


## Legend - Stage 5/6 and Stage 6.5/6.6 Traveller Maps


### Sites


 Traveller Sites for Testing at Stage 5/6 and Stage 6.5/6.6

### Basemap

 Parish Boundary


 Motorway

 A Road (Dual Carriageway)

 A Road (Single Carriageway)

 B Road

 Railway Station

 London Underground Station

 National Rail

 London Underground Central Line

 Epping Ongar Heritage Railway



GRT-09

Harlow Road

Church Road

**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-TS5/6-0010-Rev2

Date: March 2018

Scale: 1:6,000 @A3

**Content**

Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6 in Moreton

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

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**Legend**

 Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6

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

N



## Site Deliverability Assessment

**Site Reference:** GRT-I\_09

**Settlement:** Moreton

**Address:** Lakeview, Moreton

**Notes:** Travelling Showpeople site north of Village with 9 yards and central area for maintenance and storage. Vacant yard in the north of site. Tree lined to all boundaries.

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 2.97

**Indicative site capacity (yards) assessed for Site Suitability Assessment:** 1

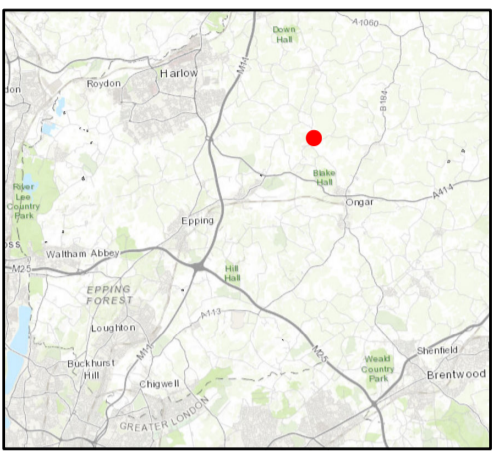
**Justification for site capacity change:** Not applicable

**Site boundary amendment:** No

**Revised site area (ha):** 2.97

**Revised indicative site capacity (yards):** 1

**Type of site:** Intensification of existing travelling showpeople site



Client  
**Epping Forest District Council**


Job Title  
**Epping Forest District Local Plan**

Drawing Status  
**Issue**

Date  
**March 2018**

Drawing No  
**GRT-I\_09**

Issue  
**Rev 2**

**ARUP** 

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Ownership	0	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown.
2.1 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability.
2.2a Primary schools (Planning area)	(+)	Site is located in a school planning area with both current and forecast capacity
2.2b Primary schools	0	Site is located within 1km of a primary school with either a current or forecast capacity deficit
2.3a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site does not fall within a town or village and so has not been included in the assessment
3.2 Cumulative impact on primary school (Planning area)		The site does not fall within a town or village and so has not been included in the assessment
3.3 Cumulative impact on secondary schools (Planning area)		The site does not fall within a town or village and so has not been included in the assessment
3.4 Cumulative impact on green infrastructure		The site does not fall within a town or village and so has not been included in the assessment
3.5 Cumulative impact on sewage treatment works capacity		The site does not fall within a town or village and so has not been included in the assessment
3.6 Cumulative impact on Central Line capacity		The site does not fall within a town or village and so has not been included in the assessment
3.7 Impact on water networks		The site does not fall within a town or village and so has not been included in the assessment
3.8 Impact on wastewater networks		The site does not fall within a town or village and so has not been included in the assessment



**Report on Site Selection**



Epping Forest District Council

Drawing No. EFDC-TS5/6-0011-Rev2

Date: March 2018

Scale: 1:14,000 @A3

**Content**

Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6 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.

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**Legend**

 Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6

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

N



## Site Deliverability Assessment

**Site Reference:** T-I\_02

**Settlement:** Nazeing

**Address:** James Mead, Waltham Road, Long Green, Nazeing, Essex, EN9 2LU

**Notes:** Hardstanding and outbuildings. Existing traveller site with four pitches to be assessed for intensification.

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 1.17

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 5

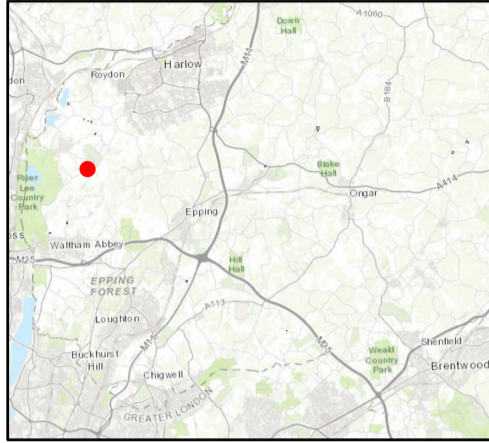
**Justification for site capacity change:** Area for intensification is located in east of existing site. Whilst there may be space for more pitches, it is judged that this site should be assessed for no more than four additional pitches. A buffer would be required with residential properties.

**Site boundary amendment:** No

**Revised site area (ha):** 1.17

**Revised indicative site capacity (pitches):** 4

**Type of site:** Intensification of existing traveller site



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

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Drawing Status  
**Issue**

Date  
**March 2018**

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Drawing No  
**T-I\_02**

Issue  
**Rev 1**

**ARUP** 

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry in September 2017 confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years. Based on a desk-top assessment of the site it comprises an existing traveller site. The proposal comprises intensification of this traveller site, therefore the existing use would not preclude this being achieved.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions. No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020 As a pre-application enquiry was received for development on the site in 2016, it is assumed for the purposes of this assessment that the site would be available in the short term.
2.1 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability. There are no known on-site constraints which would impact upon deliverability.
2.2a Primary schools (Planning area)	(+)	Site is located in a school planning area with both current and forecast capacity
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site does not fall within a town or village and so has not been included in the assessment
3.2 Cumulative impact on primary school (Planning area)		The site does not fall within a town or village and so has not been included in the assessment
3.3 Cumulative impact on secondary schools (Planning area)		The site does not fall within a town or village and so has not been included in the assessment
3.4 Cumulative impact on green infrastructure		The site does not fall within a town or village and so has not been included in the assessment
3.5 Cumulative impact on sewage treatment works capacity		The site does not fall within a town or village and so has not been included in the assessment
3.6 Cumulative impact on Central Line capacity		The site does not fall within a town or village and so has not been included in the assessment
3.7 Impact on water networks		The site does not fall within a town or village and so has not been included in the assessment
3.8 Impact on wastewater networks		The site does not fall within a town or village and so has not been included in the assessment

## Site Deliverability Assessment

**Site Reference:** T-SR-0171

**Settlement:** Nazeing

**Address:** Land at The Meadows, Carters Mead, Waltham Road, Nazeing, Essex, EN9 2LX

**Notes:** Vacant field site identified through dismissed appeals and withdrawn applications

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 2.58

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 15

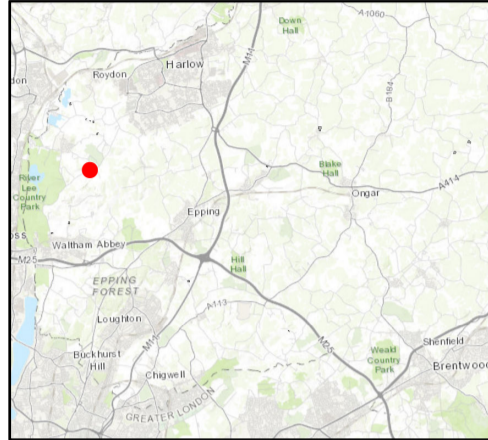
**Justification for site capacity change:** Site reduced to include northern part of field and incorporates land to provide a buffer with adjoining residential properties. The site boundary was amended to reflect the decision to promote new traveller sites for no more than five pitches.

**Site boundary amendment:** Yes

**Revised site area (ha):** 0.56

**Revised indicative site capacity (pitches):** 5

**Type of site:** New traveller site



Client  
**Epping Forest District Council**


Job Title  
**Epping Forest District Local Plan**

Drawing Status  
**Issue**

Date  
**March 2018**

Drawing No  
**T-SR-0171**

Issue  
**Rev 1**

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership. A planning application was received in December 2009, EPF/1857/09, which confirmed through receipt of a Certificate of Ownership that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years. Based on a desk-top assessment of site characteristics, the site currently comprises open land. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions. No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020. As there has previously was a planning application for 10 traveller pitches in December 2009, it is assumed that the site would be available for development in the short term.
2.1 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability. There are no known on-site constraints which would impact upon deliverability. Access can be achieved from Waltham Road to the site.
2.2a Primary schools (Planning area)	(+)	Site is located in a school planning area with both current and forecast capacity
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment works capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** GRT-E\_07

**Settlement:** Lower Nazeing

**Address:** Stoneshot View, Nazeing

**Notes:** Vacant field. Hedgerow to north, east and south. Existing traveller site adjacent to eastern boundary.

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 0.50

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 5

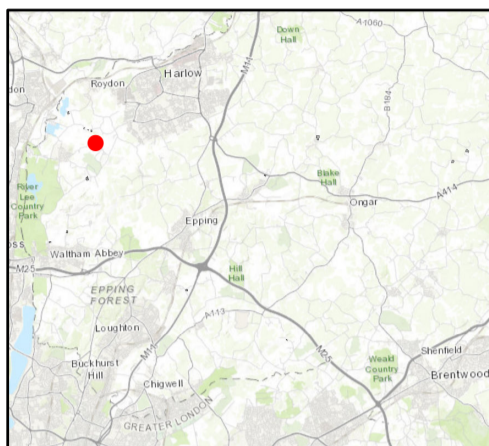
**Justification for site capacity change:** Not applicable

**Site boundary amendment:** No

**Revised site area (ha):** 0.50

**Revised indicative site capacity (pitches):** 5


**Type of site:** Extension of existing traveller site



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>GRT-E_07</b>	<b>Rev 2</b>

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry in August 2016 confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years. Based on a desk-top assessment of the site it comprises a vacant field. Therefore, the existing use would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions. No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown. The availability of the site is unknown.
2.1 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. No data was provided by the promoter regarding on-site restrictions. Stage 4 assessment identified topography constraints which could be mitigated, whilst the extension to the site would need to be served by the access to the existing traveller site.
2.2a Primary schools (Planning area)	(+)	Site is located in a school planning area with both current and forecast capacity
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure The proposed allocations provide opportunities for enhancing green infrastructure. In particular, NAZE.R1, NAZE. R2, NAZE.R3 and NAZE.R4 provide opportunities to extend the public rights of way network and link to the Lee Valley Regional Park.
3.5 Cumulative impact on sewage treatment works capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required



## Site Deliverability Assessment

**Site Reference:** GRT-I\_08

**Settlement:** Roydon Hamlet

**Address:** Sons Nursery, Hamlet Hill

**Notes:** Existing traveller site with two pitches. Road to southern boundary, residential garden to east. No boundary to surrounding vacant hardstanding site to north and west.

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 0.14

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 2

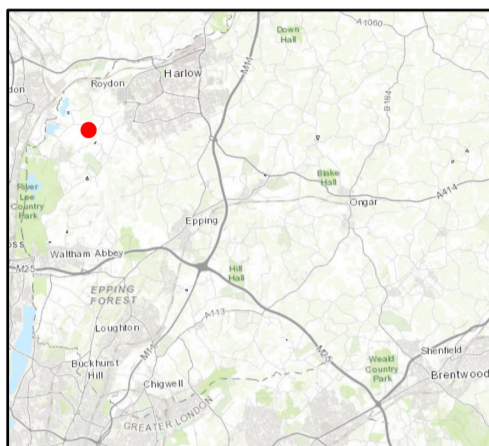
**Justification for site capacity change:** Not applicable

**Site boundary amendment:** No

**Revised site area (ha):** 0.14

**Revised indicative site capacity (pitches):** 2


**Type of site:** Regularisation of a temporary traveller site



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>GRT-I_08</b>	<b>Rev 2</b>

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry in August 2016 confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years. Based on a desk-top assessment of the site it comprises a single existing traveller pitch. The proposal for this site comprises regularisation of this temporary traveller pitch and therefore the existing use would not preclude this being achieved.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions. No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020. No response received from the promoter but this site is currently occupied under a temporary permission and therefore assumed to be available immediately.
2.1 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability. There are no known on-site constraints which would impact upon deliverability.
2.2a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site does not fall within a town or village and so has not been included in the assessment
3.2 Cumulative impact on primary school (Planning area)		The site does not fall within a town or village and so has not been included in the assessment
3.3 Cumulative impact on secondary schools (Planning area)		The site does not fall within a town or village and so has not been included in the assessment
3.4 Cumulative impact on green infrastructure		The site does not fall within a town or village and so has not been included in the assessment
3.5 Cumulative impact on sewage treatment works capacity		The site does not fall within a town or village and so has not been included in the assessment
3.6 Cumulative impact on Central Line capacity		The site does not fall within a town or village and so has not been included in the assessment
3.7 Impact on water networks		The site does not fall within a town or village and so has not been included in the assessment
3.8 Impact on wastewater networks		The site does not fall within a town or village and so has not been included in the assessment

## Site Deliverability Assessment

**Site Reference:** T-E\_10

**Settlement:** Roydon Hamlet

**Address:** Rose Farm, Hamlet Hill, Roydon, CM19 5JU

**Notes:** Hardstanding and outbuildings. Existing traveller site with one pitch with temporary permission. To be assessed for regularisation of authorised temporary permission and intensification.

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 0.21

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 2

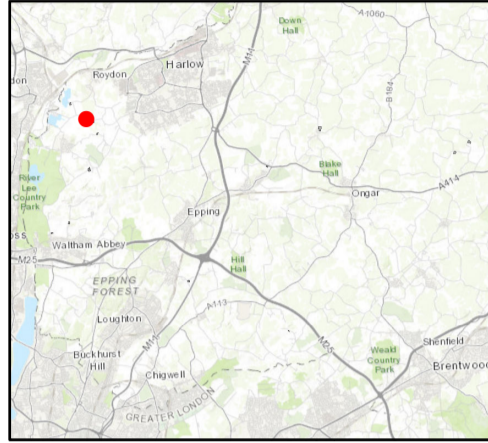
**Justification for site capacity change:** Not applicable

**Site boundary amendment:** No

**Revised site area (ha):** 0.21

**Revised indicative site capacity (pitches):** 2

**Type of site:** Regularisation of a traveller site with temporary permission (1 pitch) and intensification of site



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>T-E_10</b>	<b>Rev 1</b>

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership. A planning application was received in 2015, EPF/1345/15, which confirmed through receipt of a Certificate of Ownership that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years. Based on a desk-top assessment of the site it comprises an existing traveller site. The proposal comprises regularisation and further intensification of this traveller site, therefore the existing use would not preclude this being achieved.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions. No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020. Information provided to the Council by the landowner in July 2017 confirmed that the site would be available for regularisation and intensification in the short term.
2.1 On-site and physical infrastructure constraints	(-)	Identified on-site constraints may impact upon deliverability. The Stage 8.4 assessment indicates that contamination and topographical constraints whilst present could be mitigated. An Appeal decision at this site (APP/J1535/C/10/2123144) identifies significant access constraints, which make the site unsuitable for permanent occupation.
2.2a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment works capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation

## Site Deliverability Assessment

**Site Reference:** T-E\_11

**Settlement:** Roydon Hamlet

**Address:** Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA

**Notes:** Area of hardstanding. Existing traveller site with one pitch to be assessed for regularisation of authorised temporary permission and intensification.

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 0.43

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 4

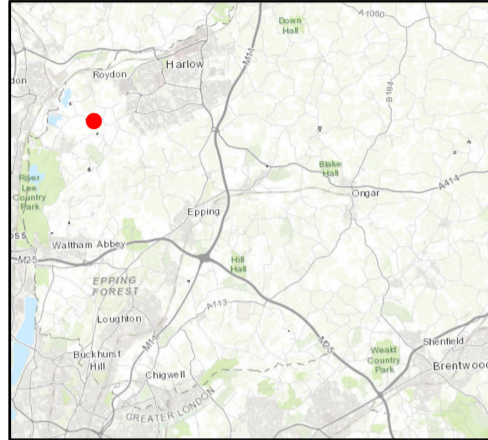
**Justification for site capacity change:** Notwithstanding the size of the site, it has been judged that the site should be assessed for the regularisation of one existing pitch given the identified topographical constraints.

**Site boundary amendment:** No

**Revised site area (ha):** 0.43

**Revised indicative site capacity (pitches):** 1

**Type of site:** Regularisation of a traveller site with temporary permission (1 pitch)



Client  
**Epping Forest District Council**


Job Title  
**Epping Forest District Local Plan**

---

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>

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Drawing No	Issue
<b>T-E_11</b>	<b>Rev 1</b>

**ARUP** 

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership. A planning application was received in 2012, EPF/1965/12, which confirmed through receipt of a Certificate of Ownership that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years. Based on a desk-top assessment of the site it comprises an existing traveller site. The proposal comprises regularisation and further intensification of this traveller site, therefore the existing use would not preclude this being achieved.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions. No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020. As the site is currently occupied under a temporary permission and confirmed to be in single ownership, it is assumed for the purposes of this assessment that the site would be available for regularisation and intensification in the short term.
2.1 On-site and physical infrastructure constraints	(-)	Identified on-site constraints may impact upon deliverability. The Stage 8.4 assessment identifies topographical constraints in the site which may impact on deliverability. No mitigation or design solutions have been identified to limit impacts.
2.2a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site does not fall within a town or village and so has not been included in the assessment
3.2 Cumulative impact on primary school (Planning area)		The site does not fall within a town or village and so has not been included in the assessment
3.3 Cumulative impact on secondary schools (Planning area)		The site does not fall within a town or village and so has not been included in the assessment
3.4 Cumulative impact on green infrastructure		The site does not fall within a town or village and so has not been included in the assessment
3.5 Cumulative impact on sewage treatment works capacity		The site does not fall within a town or village and so has not been included in the assessment
3.6 Cumulative impact on Central Line capacity		The site does not fall within a town or village and so has not been included in the assessment
3.7 Impact on water networks		The site does not fall within a town or village and so has not been included in the assessment
3.8 Impact on wastewater networks		The site does not fall within a town or village and so has not been included in the assessment



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No.  
EFDC-TS5/6-0012-Rev2

Date: March 2018

Scale: 1:16,000 @A3

**Content**

Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6 in North Weald Bassett

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

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**Legend**

 Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6

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

N



## Site Deliverability Assessment

**Site Reference:** GRT-N\_06

**Settlement:** North Weald Bassett

**Address:** West of Tylers Green, North Weald Bassett

**Notes:** Vacant agricultural field. Tree lined to all boundaries. Road adjacent to northern boundary, agricultural fields to all other boundaries.

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 3.00

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 15

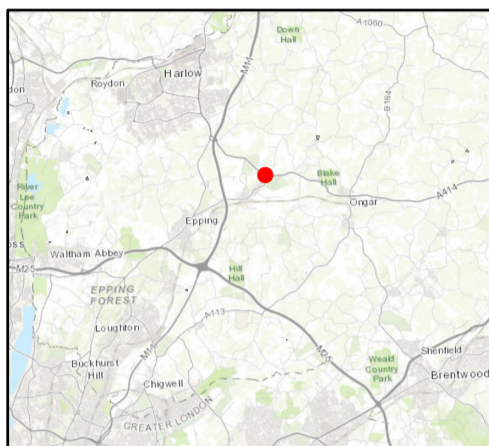
**Justification for site capacity change:** Site reduced to include the north-eastern edge of the field, adjacent to the existing access. The site boundary was amended to reflect the decision to promote new traveller sites for no more than five pitches.

**Site boundary amendment:** Yes

**Revised site area (ha):** 0.54

**Revised indicative site capacity (pitches):** 5


**Type of site:** New traveller site



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>GRT-N_06</b>	<b>Rev 2</b>

**ARUP** 

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry in August 2016 confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years. Based on a desk-top assessment of site characteristics, the site currently comprises open land. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions. No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020. Information submitted through the LPD Survey 2016 indicates that the site would be available immediately.
2.1 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability. There are no known on-site constraints which would impact upon deliverability.
2.2a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure The proposed allocations provide opportunities to enhancing green infrastructure including public rights of way networks and strengthened links to Church Lane Flood Meadow Local Nature Reserve and nearby Local Wildlife Sites
3.5 Cumulative impact on sewage treatment works capacity	0	Settlement is served by a Sewage Treatment Works which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(+)	Settlement is served by water network with no known capacity issues
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required



Roydon

Epping Road

T-SR-0533

**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-TS5/6-0014-Rev2

Date: March 2018

Scale: 1:12,500 @A3

**Content**

Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6 in Roydon

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**Legend**

 Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6

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

N



## Site Deliverability Assessment

**Site Reference:** T-SR-0533

**Settlement:** Roydon

**Address:** The Conifers, Netherall Road, Glen Faba Road, Roydon, Essex, CM19 5JW

**Notes:** Area of hardstanding and outbuildings identified through pre-application enquiry

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 0.73

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 1

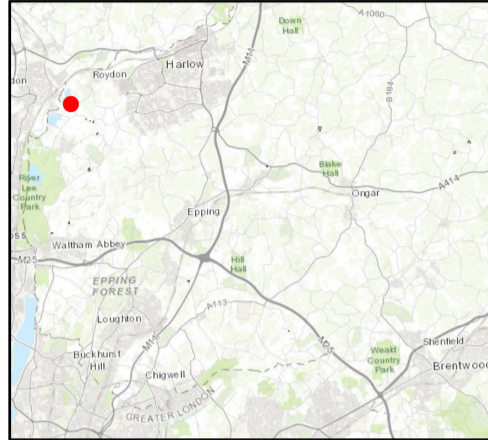
**Justification for site capacity change:** Not applicable

**Site boundary amendment:** No

**Revised site area (ha):** 0.73

**Revised indicative site capacity (pitches):** 1

**Type of site:** New traveller site



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>T-SR-0533</b>	<b>Rev 1</b>

**ARUP** Epping Forest District Council  
www.eppingforest.gov.uk

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership. An enquiry through the Land Registry in September 2017 confirmed that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown. Based on a desk-top assessment of site characteristics, the site currently comprises hardstanding and outbuildings. The timescale for on-site uses ceasing is unknown.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions. No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020. As pre-application enquiries were received for the site, it is assumed for the purposes of this assessment that the site would be available in the short term.
2.1 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 8.4 assessment indicates that contamination constraints whilst present could be mitigated. Whilst some 68% of the site is in Flood Zone 2, the site capacity reflects this constraint.
2.2a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	(-)	Site is located in a school planning area with a forecast deficit and where schools have limited ability to expand
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment works capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



**Report on Site Selection**



Drawing No.  
EFDC-TS5/6-0019-Rev2

Date: March 2018

Scale: 1:11,000 @A3

**Content**

Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6 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.

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**Legend**

 Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6

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





## Site Deliverability Assessment

**Site Reference:** T-E\_12

**Settlement:** Stapleford Abbots

**Address:** Valley View, Curtis Mill Lane, Stapleford Abbots, Essex, RM4 1HS

**Notes:** Existing unauthorised traveller site with one pitch to be assessed for regularisation and additional vacant land adjacent to be assessed for expansion of site

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 0.67

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 6

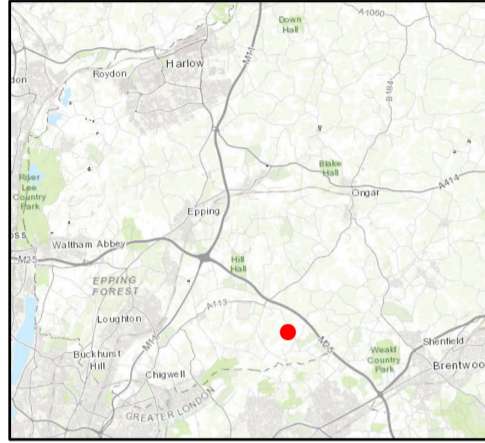
**Justification for site capacity change:** Whilst the site could potentially accommodate up to six pitches in total, site reduced to include area for the regularisation of one existing unauthorised pitch only.

**Site boundary amendment:** No

**Revised site area (ha):** 0.29

**Revised indicative site capacity (pitches):** 1


**Type of site:** Regularisation of an unauthorised traveller site (1 pitch)



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>T-E_12</b>	<b>Rev 1</b>

**ARUP** 

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership. An enquiry through the Land Registry in September 2017 confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years. Based on a desk-top assessment of the site it comprises an existing traveller site. The proposal comprises regularisation and extension of this traveller site, therefore the existing use would not preclude this being achieved.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions. No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020. While the site is currently an unauthorised traveller site, it is confirmed to be in single ownership; thus it is assumed for the purposes of the assessment that it would be available for regularisation and extension in the short term.
2.1 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. The Stage 8.4 assessment indicates that topographical constraints whilst present could be mitigated.
2.2a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site does not fall within a town or village and so has not been included in the assessment
3.2 Cumulative impact on primary school (Planning area)		The site does not fall within a town or village and so has not been included in the assessment
3.3 Cumulative impact on secondary schools (Planning area)		The site does not fall within a town or village and so has not been included in the assessment
3.4 Cumulative impact on green infrastructure		The site does not fall within a town or village and so has not been included in the assessment
3.5 Cumulative impact on sewage treatment works capacity		The site does not fall within a town or village and so has not been included in the assessment
3.6 Cumulative impact on Central Line capacity		The site does not fall within a town or village and so has not been included in the assessment
3.7 Impact on water networks		The site does not fall within a town or village and so has not been included in the assessment
3.8 Impact on wastewater networks		The site does not fall within a town or village and so has not been included in the assessment



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-TS5/6-0020-Rev2

Date: March 2018

Scale: 1:14,000 @A3

**Content**

Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6 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.

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**Legend**

Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6

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

N

E167

## Site Deliverability Assessment

**Site Reference:** GRT-N\_12

**Settlement:** Theydon Bois

**Address:** Abridge Road, Theydon Garnon

**Notes:** Vacant agricultural field. Tree lined to all boundaries. Road adjacent to western boundary. Abutting residential properties to east, west and south.

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 1.48

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 14

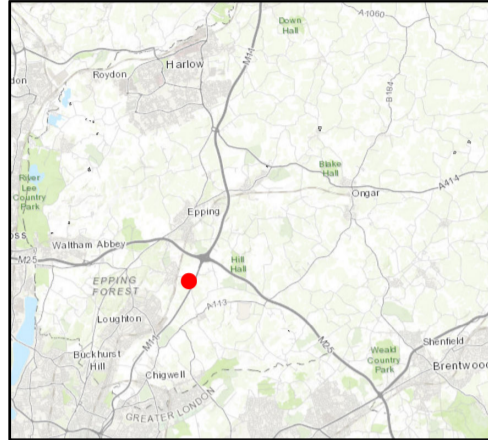
**Justification for site capacity change:** Site reduced to include the northern field. The site boundary was amended to reflect the decision to promote new traveller sites for no more than five pitches.

**Site boundary amendment:** Yes

**Revised site area (ha):** 0.79

**Revised indicative site capacity (pitches):** 5

**Type of site:** New traveller site



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

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Drawing Status  
**Issue**

Date  
**March 2018**

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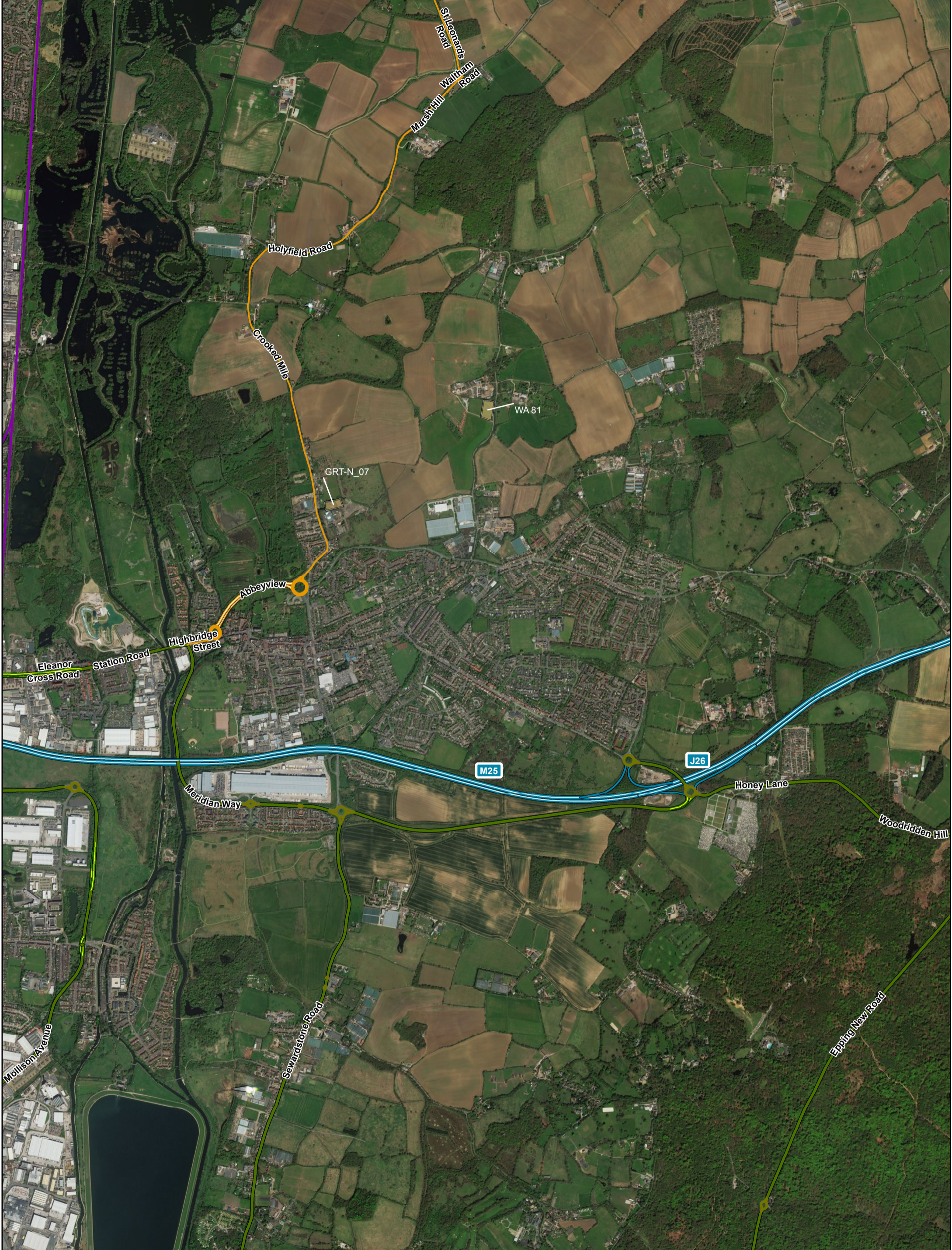
Drawing No  
**GRT-N\_12**

Issue  
**Rev 2**

**ARUP** 

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry in August 2016 confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years. Based on a desk-top assessment of the site it comprises a vacant field. Therefore, the existing use would not preclude the site coming forward for development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions. No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown. The availability of the site is unknown.
2.1 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. No data was provided by the promoter regarding on-site restrictions. The Stage 8.4 assessment indicates that access, topography and contamination constraints whilst present could be mitigated.
2.2a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.5 Health	0	Site is located within 1km of a health facility (GP) with a patient list size that exceeds recommended GP/patient ratio
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment works capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



**Report on Site Selection**

**ARUP**

Epping Forest District Council

Drawing No. EFDC-TS5/6-0022-Rev2  
 Date: March 2018  
 Scale: 1:20,000 @A3

**Content**  
 Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6 in Waltham Abbey


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**Legend**

Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6

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

N  
  
 E169

## Site Deliverability Assessment

**Site Reference:** GRT-N\_07

**Settlement:** Waltham Abbey

**Address:** Yard/car park at rear Lea Valley Nursery, Crooked Mile, Waltham Abbey

**Notes:** Derelict nursery site with vacant hardstanding. Residential development to west and south, vacant scrubland north, east and south.

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 4.41

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 15

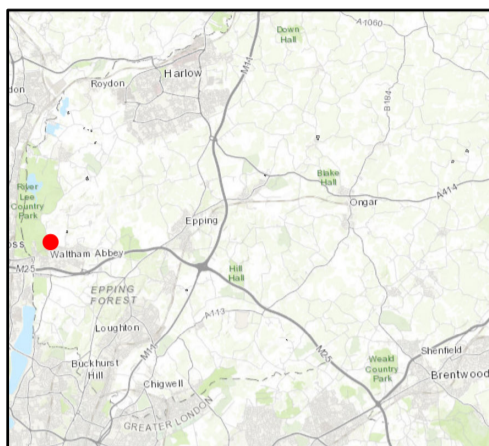
**Justification for site capacity change:** Site reduced to include the northern edge of the field. The site boundary was amended to reflect the decision to promote new traveller sites for no more than five pitches.

**Site boundary amendment:** Yes

**Revised site area (ha):** 0.54

**Revised indicative site capacity (pitches):** 5

**Type of site:** New traveller site



Client  
**Epping Forest District Council**


Job Title  
**Epping Forest District Local Plan**

Drawing Status  
**Issue**

Date  
**March 2018**

Drawing No  
**GRT-N\_07**

Issue  
**Rev 2**

**ARUP** 

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Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
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Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry in August 2016 confirmed that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years. Based on a desk-top assessment of site characteristics, the site comprises open land and a derelict nursery with vacant hardstanding. It is judged that this would not preclude the site coming forward for development.
1.3 On-site restrictions	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint. Information submitted through the LPD Survey 2016 indicates that a public footpath runs through the site, but it is judged that this would not constrain development.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020. Information submitted through the LPD Survey 2016 indicates that the site would be available within 5 years.
2.1 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability. There are no known on-site constraints which would impact upon deliverability.
2.2a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement	0	There is a current deficiency in the quantum of open space within this settlement. However, no open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.3 Cumulative impact on secondary schools (Planning area)	0	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site.
3.4 Cumulative impact on green infrastructure	(+)	The proposed site allocations provide opportunities to enhance green infrastructure In particular, the allocations to the north provide opportunities to strengthen the links between Lea Valley Regional Park and Cobbins Brook and Warlies Park Local Wildlife Sites, and to Epping Forest.
3.5 Cumulative impact on sewage treatment works capacity	(+)	Settlement is served by a Sewage Treatment Works with current or planned additional capacity to meet additional demand
3.6 Cumulative impact on Central Line capacity	(+)	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District
3.7 Impact on water networks	(-)	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required
3.8 Impact on wastewater networks	0	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required

## Site Deliverability Assessment

**Site Reference:** WA 81

**Settlement:** Waltham Abbey

**Address:** West of Galleyhill Road, south of Breach Barns Lane junction and immediately south of Poultry Farm

**Notes:** Trees lined to north. Hedgerow lined to east. No boundaries to south or west.

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 1.05

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 10

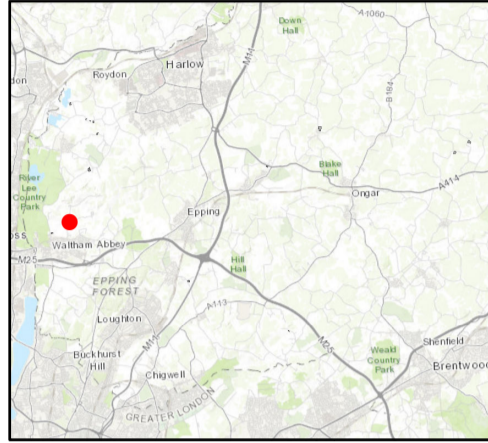
**Justification for site capacity change:** Site reduced to the eastern edge of the field and incorporates land to provide a buffer with the adjacent site due to incompatible uses. The site boundary was amended to reflect the decision to promote new traveller sites for no more than five pitches.

**Site boundary amendment:** Yes

**Revised site area (ha):** 0.74

**Revised indicative site capacity (pitches):** 5

**Type of site:** New traveller site



Client  
**Epping Forest District Council**


Job Title  
**Epping Forest District Local Plan**

Drawing Status  
**Issue**

Date  
**March 2018**

Drawing No  
**WA 81**

Issue  
**Rev 2**

**ARUP** 

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry in August 2016 confirmed that the site is in single ownership.
1.2 Existing uses	(-)	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown. Based on a desk-top assessment of the site it is agricultural land. Information submitted through the LPD Survey 2016 confirmed that the timescale for this use ceasing is in more than 10 years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions. No data is held on on-site restrictions.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown. The LPD Survey 2016 indicates the site would be available for development immediately (dependent on other undisclosed factors) but existing use would not cease within 10 years. It has been assumed that the site would be unavailable until that time.
2.1 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability. Utilities connections may be located within the adjacent road and contamination constraints could be overcome. Access to site could be achieved off Galley Hill Road.
2.2a Primary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment works capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



**Report on Site Selection**



Epping Forest District Council

Drawing No.  
EFDC-TS3/4-0028-

Rev2 Date: March 2018


Scale: 1:17,500 @A3

**Content**  
Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6 in Willingale

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**Legend**

 Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6

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



## Site Deliverability Assessment

**Site Reference:** T-I\_06

**Settlement:** Willingale

**Address:** Greenacres, Walls Green, Bassett's Lane, Willingale, Ongar, Essex, CM5 0QN

**Notes:** Existing authorised traveller site with two pitches to be assessed for intensification.

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 2.77

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 13

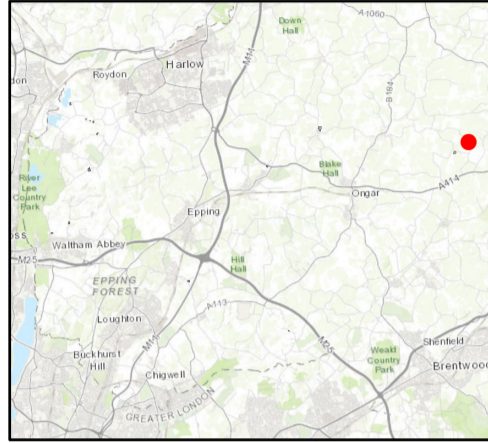
**Justification for site capacity change:** Site reduced to include northern field only. Whilst site could potentially accommodate up to 13 more pitches, given Council's preference for existing sites to not exceed 10 pitches in total, site should be assessed for no more than eight new pitches.

**Site boundary amendment:** Yes

**Revised site area (ha):** 1.77

**Revised indicative site capacity (pitches):** 8

**Type of site:** Intensification of existing traveller site



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

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Drawing Status | Date  
**Issue | March 2018**

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Drawing No | Issue  
**T-I\_06 | Rev 1**

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020.
2.1 On-site and physical infrastructure constraints	0	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability.
2.2a Primary schools (Planning area)	(+)	Site is located in a school planning area with both current and forecast capacity
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	(+)	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment works capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation



## Site Deliverability Assessment

**Site Reference:** T-X\_16

**Settlement:** Willingale

**Address:** Steers, Pigstye Green Road, Willingale, Ongar, Essex, CM5 0QF

**Notes:** Vacant field. Existing authorised traveller site with three pitches to be assessed for intensification.

**Primary use:** Traveller

**Site area (ha) assessed for Site Suitability Assessment:** 1.31

**Indicative site capacity (pitches) assessed for Site Suitability Assessment:** 10

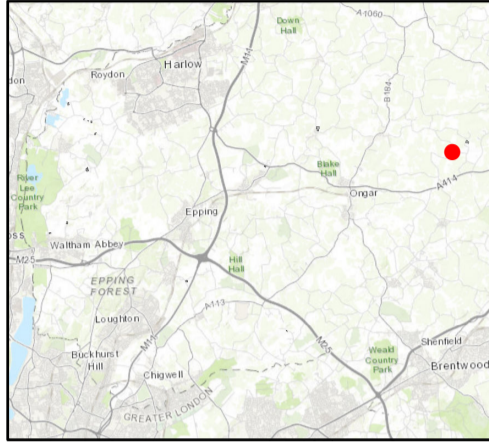
**Justification for site capacity change:** Notwithstanding the size of the site, it has been judged that the site should be assessed for no more than two additional pitches given the proximity to adjoining residential properties.

**Site boundary amendment:** No

**Revised site area (ha):** 1.31

**Revised indicative site capacity (pitches):** 2

**Type of site:** Intensification of existing traveller site



Client  
**Epping Forest District Council**

Job Title  
**Epping Forest District Local Plan**

Drawing Status	Date
<b>Issue</b>	<b>March 2018</b>
Drawing No	Issue
<b>T-X_16</b>	<b>Rev 1</b>

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership. A planning application was received in 2015, EPF/2667/15, which confirmed through receipt of a Certificate of Ownership that the site is in single ownership.
1.2 Existing uses	(+)	There are no existing uses on-site or existing uses could cease in less than two years. Based on a desk-top assessment of site characteristics, the site comprises an existing traveller site. The proposal for this site comprises intensification of this traveller site, therefore the existing use would not preclude development.
1.3 On-site restrictions	(+)	Site is not subject to any known restrictions. No data is held on on-site restrictions.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020. As the site is currently an authorised traveller site and confirmed to be in single ownership, it is assumed for the purposes of this assessment that the site would be available for intensification in the short term.
2.1 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability. There are no known on-site constraints which would impact upon deliverability.
2.2a Primary schools (Planning area)	(+)	Site is located in a school planning area with both current and forecast capacity
2.2b Primary schools	(-)	Site is located more than 1km from a primary school, or is located within 1km of a primary school with current and forecast capacity deficit
2.3a Secondary schools (Planning area)	0	Site is located in a school planning area with either a current or forecast deficit but schools have potential to expand, or the school planning area has forecast capacity but with limited ability to expand.
2.3b Secondary schools	(-)	Site is located more than 1km from a secondary school, or is located within 1km of a secondary school with current and forecast capacity deficit
2.4 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.5 Health	(-)	Site is located more than 1km from a health facility (GP)
2.6 Impact on mineral deposits	(+)	None of the site is located within a minerals safeguarding area
3.1 Cumulative loss of open space in settlement		The site has not been included in the assessment as it is not proposed for allocation
3.2 Cumulative impact on primary school (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.3 Cumulative impact on secondary schools (Planning area)		The site has not been included in the assessment as it is not proposed for allocation
3.4 Cumulative impact on green infrastructure		The site has not been included in the assessment as it is not proposed for allocation
3.5 Cumulative impact on sewage treatment works capacity		The site has not been included in the assessment as it is not proposed for allocation
3.6 Cumulative impact on Central Line capacity		The site has not been included in the assessment as it is not proposed for allocation
3.7 Impact on water networks		The site has not been included in the assessment as it is not proposed for allocation
3.8 Impact on wastewater networks		The site has not been included in the assessment as it is not proposed for allocation