Epping Forest District Local Plan Report on Site Selection

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

| Issue | March 2018

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



Epping Ongar Heritage Railway

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E152

Report on Site Selection	Drawing No. EFDC-TS5/6-0010-Rev2	Content Traveller Sites for Testing at Stage 5/6 and Stage	Legend
ARUP		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.	Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6
Epping Forest District Council	Scale: 1:6,000 @A3	Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

Site Reference:	GRT-I_09	11
Settlement:	Moreton	
Address:	Lakeview, Moreton	1
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.	o se H
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	© S G ≥ S
Revised indicative site capacity (yards):	1	N S A



Client			
Epping Forest District Council			
Job Title			
Epping Forest Dis	strict Local Plan		
Drawing Status	Date		
Issue	March 2018		
Drawing No	Issue		
GRT-I_09	Rev 2		
ARUP	Epping Forest District Council		

GS, FAO, NPS, NRCAN



Type of site: Intensification of existing travelling showpeople site

1.1 Ownership 0 1.2 Existing uses (+) 1.3 On-site restrictions (+) 1.4 Site availability (-) 2.1 On-site and physical infrastructure constraints (+)	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. There are no existing uses on-site or existing uses could cease in less than two years. Site is not subject to any known restrictions. Site not expected to be available until at least 2026 or site availability is unknown.	Whilst a Land Registry enquiry in August 2016 confirmed that the site is in a single title with three related contacts, the parties are believed to be working collaboratively. This has not been identified as an issue with regards to deliverability. Based on a desk-top assessment of the site it comprises existing a Travelling Showpeople site with a vacant yard to the north of site. Therefore, the existing use would not preclude the site coming forward for development. No data is held on on-site restrictions.
1.3 On-site restrictions (+) 1.4 Site availability (-)	Site is not subject to any known restrictions.	the north of site. Therefore, the existing use would not preclude the site coming forward for development.
1.4 Site availability (-)		No data is held on on-site restrictions.
	Site not expected to be available until at least 2026 or site availability is unknown.	
2.1 On-site and physical infrastructure constraints (+)		The availability of the site is unknown.
	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 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	



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Report on Site Selection	Drawing No. EFDC-TS5/6-0011-Rev2	Content Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6 in Nazeing, Lower Nazeing, Roydon Hamlet and	Legend	
	Date: March 2018	Tylers Cross	Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6	
ARUP		Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.		
Epping Forest District Council	Scale: 1:14,000 @A3	Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.	E154

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Site Reference:	T-I_02	NR SA
Settlement:	Nazeing	don Roydon
Address:	James Mead, Waltham Road, Long Green, Nazeing, Essex, EN9 2LU	River
Notes:	Hardstanding and outbuildings. Existing traveller site with four pitches to be assessed for intensification.	Annovember Mark Mark Markam Abbey EPPINS Forest Lougitor
Primary use:	Traveller	Buckhurst
Site area (ha) assessed for Site Suitability Assessment:	1.17	GR
Indicative site	5	Client Epping Fo
capacity (pitches) assessed for Site		Job Title
Suitability Assessment:		Epping Fo
A55655116111.		Drawing Status
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	Issue
capacity change.	should be assessed for no more than four additional pitches. A buffer would be required with residential properties.	Drawing No
		T-I_02
Site boundary amendment:	No	AR
Revised site area (ha):	1.17	© Contains OS data © Crov Sources: Esri, HERE, DeL: GeoBase, IGN, Kadaster N ManmyIndia © OnenStreet



Epping Forest District Council			
Job Title			
Epping Forest	District Local Plan		
Drawing Status	Date		
Issue	March 2018		
Drawing No	Issue		
T-I_02	Rev 1		
ARUI	D Epping Forest District Council		

FAO, NPS, NRCAN



Type of site: Intensification of existing traveller site

Revised indicative 4 site capacity (pitches):

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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	(+)		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	
B		© Arup

Site Reference:	T-SR-0171	NR A
Settlement:	Nazeing	don Royd
Address:	Land at The Meadows, Carters Mead, Waltham Road, Nazeing, Essex, EN9 2LX	River
Notes:	Vacant field site identified through dismissed appeals and withdrawn applications	Lee Country Fark DSS Waltham Abb
		M25 EPP FOR
Primary use:	Traveller	Buckhurs
2	2.58	A
Site area (ha) assessed for Site Suitability Assessment:	2.30	Y Y
Indicative site	15	Client
capacity (pitches)	15	Epping
assessed for Site		Job Title
Suitability Assessment:		Epping
Assessment.		Drawing St
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	Issue
capacity change.	boundary was amended to reflect the decision to promote new traveller sites for no more than five pitches.	Drawing No
	lavelet sites for no more than five piceles.	T-SR-0
Site boundary amendment:	Yes	AR
Revised site area	0.56	© Contains OS data ©



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Epping Forest District Council			
Job Title			
Epping Forest Dis	trict Local Plan		
Drawing Status	Date		
Issue	March 2018		
Drawing No	Issue		
T-SR-0171	Rev 1		
ARUP	Epping Forest District Council		

CO, USGS, FAO, NPS, NRCAN, ari China (Hong Kong), swisstop

ous DS, USDA, USG



Type of site: Ne

Revised indicative 5 site capacity (pitches):

(ha):

New traveller site

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 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



Client			
Epping Forest District Council			
Job Title			
Epping Forest Di	strict Local Plan		
Drawing Status	Date		
Issue	March 2018		
Drawing No	Issue		
GRT-E_07	Rev 2		
ARUP	Epping Forest District Council		

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Type of site:

Revised indicative 5 site capacity (pitches):

Extension of existing traveller site

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 preclud 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 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



Client			
Epping Forest District Council			
Job Title			
Epping Forest D	istrict Local Plan		
Drawing Status	Date		
Issue	March 2018		
Drawing No	Issue		
GRT-I_08	Rev 2		
ARUP	Epping Fores District Coun		



Type of site: Regularisation of a temporary traveller site

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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 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		

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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	
B		© Arup

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:	Νο
Revised site area (ha):	0.21



Type of site:

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

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Waltham At	PING	Hill Hall	L		
Buckhu		SX.	har	Weaks Country Park	shenfield Brentwood
	GREATER	ONDON		Y	X

Client		
Epping Forest District Council		
Job Title		
Epping Forest Dis	trict Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
T-E_10	Rev 1	
ARUP	Epping Forest District Council	

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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	
			© Arup

Site Reference:	T-E_11	N
Settlement:	Roydon Hamlet	don J
Address:	Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA	The second
Notes:	Area of hardstanding. Existing traveller site with one pitch to be assessed for regularisation of authorised temporary permission and intensification.	Riter Lpe Country Park M25-
Primary use:	Traveller	A
Site area (ha) assessed for Site Suitability Assessment:	0.43	Ą
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 regularistion of one existing pitch given the identified topographical constraints.	
Site boundary amendment:	No	
Revised site area (ha):	0.43	© Conta Sources GeoBas
Revised indicative	1	Mapmy Source: AeroGF

Revised indicative site capacity (pitches):

Type of site:

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

Roydon	Harlow	大大学	
er htty rk	Epping	e Biske Hall Orgar	
Waltham Abbey	Hits M13		
Buck hurs t Hill GR	chigwell EATER LONDON	And	try Dreatwood
Client	orest Distric	ct Council	

 Drawing Status
 Date

 Issue
 March 2018

 Drawing No
 Issue

 T-E_11
 Rev 1

 ARUP
 Epping Forest District Council

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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	



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Report on Site Selection	Drawing No. EFDC-TS5/6-0012-Rev2	Content Traveller Sites for Testing at Stage 5/6 and Stage	Legend		
ARUP	Date: March 2018	8.5/8.6 in North Weald Bassett Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aeroarid, IGN, IGP, swisstopo and the GIS User Community.	Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6]	
Epping Forest District Council		Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.	E161	

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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	5	1

site capacity (pitches):

Type of site:

New traveller site



 Epping Forest District Council

 Job Title

 Epping Forest District Local Plan

 Drawing Status
 Date

 Issue
 March 2018

 Drawing No
 Issue

 GRT-N_06
 Rev 2

 ARRUP
 Epping Forest Status council

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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 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		



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Report on Site Selection	Drawing No. EFDC-TS5/6-0014-Rev2	Content Traveller Sites for Testing at Stage 5/6 and Stage	Legend		
	Date: March 2018	8.5/8.6 in Roydon		Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6	
ARUP		Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.			
Epping Forest District Council	Scale: 1:12,500 @A3	Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This langed a		E163
			This legend s	nows only key map symbology. A full legend can be found at the beginning of the Appendix.	

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Site Reference:	T-SR-0533	N.S.
Settlement:	Roydon	don
Address:	The Conifers, Netherall Road, Glen Faba Road, Roydon, Essex, CM19 5JW	River
Notes:	Area of hardstanding and outbuildings identified through pre- application enquiry	be Country Hark M25
Primary use:	Traveller	Buc
Site area (ha) assessed for Site Suitability Assessment:	0.73	
Indicative site	1	Client Eppi
capacity (pitches) assessed for Site		Job Titl
Suitability Assessment:		Eppi
		Drawing
Justification for site capacity change:	Not applicable	Issue
capacity change.		Drawing
		T-SR
Site boundary amendment:	No	Α

Revised site area (ha): Revised indicative 1 site capacity (pitches):

Type of site:

New traveller site



Client		
Epping Forest District Council		
Job Title		
Epping Forest Dis	trict Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
T-SR-0533	Rev 1	
ARUP	Epping Forest District Council	

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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	s Based on a desk-top assessment of site characteristics, the site currently comprises hardstanding and outbuilding 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.	n		
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			



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Report on Site Selection	Drawing No. EFDC-TS5/6-0019-Rev2	Content Traveller Sites for Testing at Stage 5/6 and Stage	Legend	
	Date: March 2018	8.5/8.6 in Stapleford Abbotts	Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6	Ν
ARUP		Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.		l l l l l l l l l l l l l l l l l l l
Epping Forest District Council	Scale: 1:11,000 @A3	Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016		E165
			This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.	ETOO

Site Reference:	T-E_12		Bown Hall		ALC NO
Settlement:	Stapleford Abbotts	don Roydon Harlow	Pillin Pillin		A Pa
Address:	Valley View, Curtis Mill Lane, Stapleford Abbotts, Essex, RM4 1HS	Rijer	Biske	2 Day	
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	Source And States State	end Heat		
Primary use:	Traveller	Buckhurst Hill	Weald Shenfield Brentwood		
Site area (ha) assessed for Site Suitability Assessment:	0.67	GREATER LONOT			The second second
Indicative site capacity (pitches) assessed for Site Suitability Assessment:	6	Client Epping Forest Dis Job Title Epping Forest Dis			
		Drawing Status	Date	March 1	
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	n Issue	March 2018	ALL I	
capacity change.	existing unauthorised pitch only.	Drawing No	Issue		
		T-E_12	Rev 1		
Site boundary amendment:	No	ARUP	Epping Forest District Council	21	
Revised site area (ha):		GeoBase, IGN, Kadaster NL, Ordnance Sun	database right (2016) ncrement P Corp., GEBCO, USGS, FAO, NPS, NRCAN, rey, Esrl Japan, METI, Esrl China (Hong Kong), swisstopo,		
Revised indicative site capacity (pitches):	1	MapmyIndia, © OpenStreetMap contributors Source: Esri, DigitalGobe, GeoEye, Ear AeroGRID, IGN, and the GIS User Commun	thstar Geographics, CNES/Airbus DS, USDA, USGS,		

Type of site:

Regularisation of an unauthorised traveller site (1 pitch)

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	xisting 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 com regularisation and extension of this traveller site, therefore the existing use would not preclude this being achieve		
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	Secondary schools (-) Site is located more than 1km from a secondary school, or is located within 1km of a secondary school current and forecast capacity deficit				
2.4 Access to open space (-) Site is more than 600		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			
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Report on Site Selection	EFDC-TS5/6-0020-Rev2 Traveller Sites for Testing at Stage 5/6 and Stage		Legend		
ARUP	Date: March 2018	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.	Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6		
Epping Forest District Council	Scale: 1:14,000 @A3	Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.		

Site Reference:	GRT-N_12	11
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.	o si l
Primary use:	Traveller	
Site area (ha) assessed for Site Suitability Assessment:	1.48	X
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	© S G ≥ S S
Revised indicative site capacity (pitches):	5	N S A



Client								
Epping Forest District Council								
Job Title								
Epping Forest Dis	Epping Forest District Local Plan							
Drawing Status	Date							
Issue	March 2018							
Drawing No	Issue							
GRT-N_12	Rev 2							
ARUP	Epping Forest District Council							

ICO, USGS, FAO, NPS, NRCAN, sri China (Hong Kong), swisstopo us DS. USDA. USGS



Type of site:

New traveller site

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			

The site has not been included in the assessment as it is not proposed for allocation	
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Report on Site Selection	Drawing No. EFDC-TS5/6-0022-Rev2	Content Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6 in Waltham Abbey	Legend	
ARUP	Date: March 2018	Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USOS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.	Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6	
Epping Forest District Council		Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.	E169

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Site Reference:	GRT-N_07	K-SM
Settlement:	Waltham Abbey	don Roydon
Address:	Yard/car park at rear Lea Valley Nursery, Crooked Mile, Waltham Abbey	Rijer
Notes:	Derelict nursery site with vacant hardstanding. Residential development to west and south, vacant scrubland north, east and south.	SS Waltham Abbea
Primary use:	Traveller	Buckhurst
Site area (ha) assessed for Site Suitability Assessment:	4.41	
Indicative site capacity (pitches)	15	Client Epping
assessed for Site Suitability Assessment:		Job Title Epping
Assessment.		Drawing Sta
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	Issue
	traveller sites for no more than five pitches.	Drawing No GRT-N_
Site boundary amendment:	Yes	AR
Revised site area	0.54	© Contains OS data © 0



Client		
Epping Forest District Council		
Job Title		
Epping Forest Dis	trict Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
GRT-N_07	Rev 2	
ARUP	Epping Forest District Council	

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s DS. USDA. USGS



Type of site: New

Revised indicative 5 site capacity (pitches):

(ha):

New traveller site

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 Reference:	WA 81	N.C.
Settlement:	Waltham Abbey	Jon (.
Address:	West of Galleyhill Road, south of Breach Barns Lane junction and immediately south of Poultry Farm	River
Notes:	Trees lined to north. Hedgerow lined to east. No boundaries to south or west.	Lees Country Park 355 Waithau 7425
Primary use:	Traveller	BO
Site area (ha) assessed for Site Suitability Assessment:	1.05	Client
Indicative site	10	Epp
capacity (pitches) assessed for Site		Job Tit
Suitability Assessment:		Ерр
Accocciment		Drawir
Justification for site	Site reduced to the eastern edge of the field and incorporates land to provide a buffer with the adjacent site due to incompatible uses.	
capacity change:	The site boundary was amended to reflect the decision to promote new traveller sites for no more than five pitches.	Drawir
	new traveller sites for no more than live pitches.	WA
Site boundary amendment:	Yes	A
Revised site area (ha):	0.74	© Contains OS Sources: Esri, I GeoBase, IGN,



Epping Forest District Council		
Job Title		
Epping Forest	District Local Plan	
Drawing Status	Date	
Issue	March 2018	
Drawing No	Issue	
WA 81	Rev 2	
ARUI	District Council	

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Type of site: New traveller site

Revised indicative 5

site capacity (pitches):

Criteria Score Qualitative Assessment Site is in single ownership An enquiry through the Land Registry in August 2016 confirmed that the site is in single ownership. 1.1 Ownership (+) 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. Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is 1.2 Existing uses (-) unknown Site is not subject to any known restrictions No data is held on on-site restrictions. 1.3 On-site restrictions (+) 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 Site not expected to be available until at least 2026 or site availability is unknown. 1.4 Site availability (-) unavailable until that time. 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. 2.1 On-site and physical infrastructure constraints 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. 2.2a Primary schools (Planning area) 0 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 2.2b Primary schools (-) 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. 2.3a Secondary schools (Planning area) 0 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 2.3b Secondary schools (-) Site is located 400-600m from existing publicly accessible open space. 2.4 Access to open space 0 Site is located more than 1km from a health facility (GP) 2.5 Health (-) None of the site is located within a minerals safeguarding area 2.6 Impact on mineral deposits (+) The site has not been included in the assessment as it is not proposed for allocation

3.1 Cumulative loss of open space in settlement		
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	@ Anu



Etalustord Road	

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Report on Site Selection	Drawing No. EFDC-TS3/4-0028-	Content Traveller Sites for Testing at Stage 5/6 and Stage	Legend
ARUP	Rev2 Date: March 2018	8.5/8.6 in Willingale Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aeroarid, IGN, IGP, swisstopo and the GIS User Community.	Traveller Sites for Testing at Stage 5/6 and Stage 8.5/8.6
Epping Forest District Council	Scale: 1:17,500 @A3	Contains Ordnance Survey & Royal Mail Data (c) Crown Copyright & Database Right 2016 EFDC License No: 100018534 2016	This legend shows only key map symbology. A full legend can be found at the beginning of the Appendix.

Site Reference:	T-I_06	NG-A
Settlement:	Willingale	don Royd
Address:	Greenacres, Walls Green, Bassett's Lane, Willingale, Ongar, Essex, CM5 0QN	River
Notes:	Existing authorised traveller site with two pitches to be assessed for intensification.	Lee Charley Park 05 5 Waltham Abb
Primary use:	Traveller	F OR Lou Buck hun Hill
Site area (ha) assessed for Site Suitability Assessment:	2.77	
Indicative site capacity (pitches) assessed for Site Suitability Assessment:	13	Client Epping Job Title Epping
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.	Drawing St Issue Drawing No T-I_06
Site boundary amendment:	Yes	AF
Revised site area	1.77	© Contains OS data ©



Client				
Epping Forest District Council				
Job Title				
Epping Forest Dis	Epping Forest District Local Plan			
Drawing Status	Date			
Issue	March 2018			
Drawing No	Issue			
T-I_06	Rev 1			
ARUP	Epping Forest District Council			

CO, USGS, FAO, NPS, NRCAN, ari China (Hong Kong), swisstopo

us DS, USDA, USGS



Type of site:

Revised indicative 8 site capacity (pitches):

(ha):

Intensification of existing traveller site

1.1 Ownership		
	+) Site is in single ownership.	A planning application was received in March 2014, EPF/0657/14, 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.	Information provided to the Council by the landowner in July 2017 confirmed that the site would be available for intensification in the short term.
2.1 On-site and physical infrastructure constraints	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.
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 an forecast capacity deficit	L L
2.3a Secondary schools (Planning area)	O 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 Reference:	T-X_16	No.
Settlement:	Willingale	don Roydon,
Address:	Steers, Pigstye Green Road, Willingale, Ongar, Essex, CM5 0QF	(PS)
Notes:	Vacant field. Existing authorised traveller site with three pitches to be assessed for intensification.	Bier Lee Country Back Mattham Abbey M25 EPPINt FORES Lought
Primary use:	Traveller	Buckhurst
Site area (ha) assessed for Site Suitability Assessment:	1.31	J.
Indicative site capacity (pitches) assessed for Site	10	Client Epping F
Suitability Assessment:		Epping F
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.	Drawing Statu ISSUE Drawing No
		T-X_16
Site boundary amendment:	No	AR
Revised site area	1.31	© Contains OS data © Cr



 Epping Forest District Council

 Job Title

 Epping Forest District Local Plan

 Drawing Status
 Date

 Issue
 March 2018

 Drawing No
 Issue

 T-X_16
 Rev 1

 ARUP
 Epping Forest District Council

ie ngnt (2016) Int P Corp., GEBCO, USGS, FAO, NPS, NRCAN, 1 Japan, METI, Esri China (Hong Kong), swisstopo a GIS User Community Geographics, CNES/Airbus DS, USDA, USGS,



Type of site: Intensification of existing traveller site

(ha):

Revised indicative 2 site capacity (pitches):

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		