

E1.7.2 Results of Stage 5 Capacity and Deliverability Assessments



GRT-I_09

Report on Site Selection




Drawing No.
EFDC-S6T-001-Rev1

Date: September 2016

Scale: 1:5,000 @A3

Content
Traveller sites for testing at Stage 6 in Moreton

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

Legend
 Stage 6 Sites



Site Deliverability

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.

Type of site: Intensification of existing traveller site

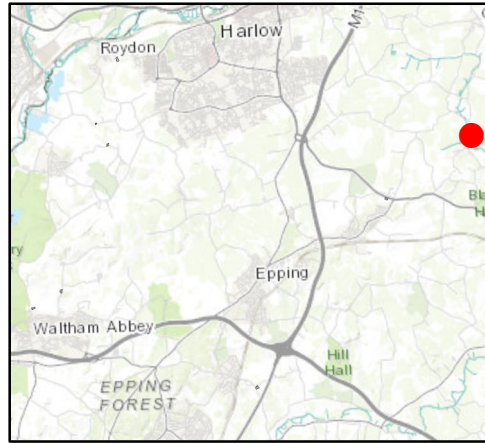
Primary use: Traveller

Site boundary amended: No

Justification for site boundary amendment: Not applicable.

Yards: 1

Size (ha): 3.03



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status
Draft

Drawing No
GRT-I_09

Issue
P1

ARUP

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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, 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. Whilst the Land Registry 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.
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 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.
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	(+)	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 within a Primary Forecast Planning Group that has existing and future 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 within a Secondary Forecast Planning Group that does not have capacity, however has the potential to expand in the future, either through the expansion of existing schools or the provision of a new school site.
2.3b Secondary schools	(-)	Site is not located within 1km of a secondary school.
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 not located within 1km of doctors surgery.
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 as defined by the Settlement Hierarchy Technical Paper 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 as defined by the Settlement Hierarchy Technical Paper 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 as defined by the Settlement Hierarchy Technical Paper 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 as defined by the Settlement Hierarchy Technical Paper 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 as defined by the Settlement Hierarchy Technical Paper 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 as defined by the Settlement Hierarchy Technical Paper and so has not been included in the assessment.



**Report on
Site Selection**



Epping Forest
District Council


Drawing No.
EFDC-S6T-002-Rev1

Date: September 2016

Scale: 1:5,000 @A3

Content
Traveller sites for testing at Stage 6 in Nazeing

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

Legend
 Stage 6 Sites



Site Deliverability

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.

Type of site: Extension of existing traveller site

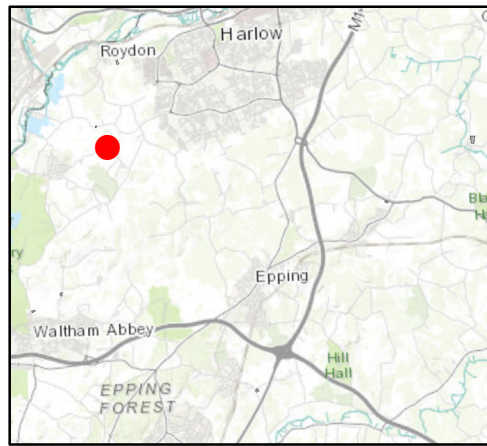
Primary use: Traveller

Site boundary amended: No

Justification for site boundary amendment: Not applicable.

Pitches: 5

Size (ha): 0.5



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status
Draft

Drawing No
GRT-E_07

Issue
P1

ARUP

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

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry 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 2 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 within a Primary Forecast Planning Group that has existing and future capacity.
2.2b Primary schools	(-)	Site is not located within 1km of a primary school.
2.3a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group that does not have capacity, however has the potential to expand in the future, either through the expansion of existing schools or the provision of a new school site.
2.3b Secondary schools	(-)	Site is not located within 1km of a secondary school.
2.4 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.5 Health	(-)	Site is not located within 1km of doctors surgery.
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	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement
3.2 Cumulative impact on primary school (Planning area)	(-)	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)	(+)	The proposed allocations in the settlement can be accommodated within the current secondary school places in the Schools Planning Area.
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, SR-0011 and SR-0473 provide opportunities to link BAP habitats and woodland open space to the settlement and extend the public rights of way network.
3.5 Cumulative impact on sewage treatment works capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity Operational changes are being implemented at Rye Meads STW to provide capacity to at least 2026. Post 2026, long term plans for capacity will be appraised and developed. Engagement with Thames Water is on-going through Infrastructure Development Plan.
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



GRT-N_06

Report on Site Selection



Drawing No.
EFDC-S6T-003-Rev1

Date: September 2016

Scale: 1:4,000 @A3

Content

Traveller sites for testing at Stage 6 in North Weald Bassett

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

Legend

 Stage 6 Sites



Site Deliverability

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.

Type of site: New traveller site located in the Green Belt

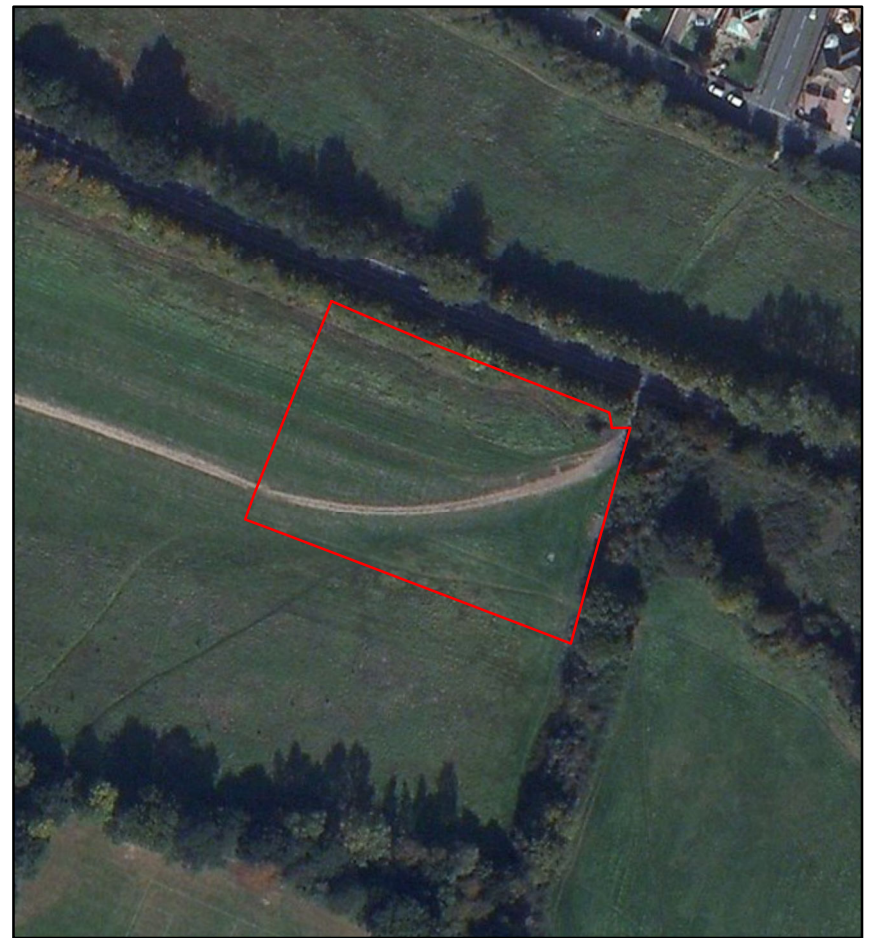
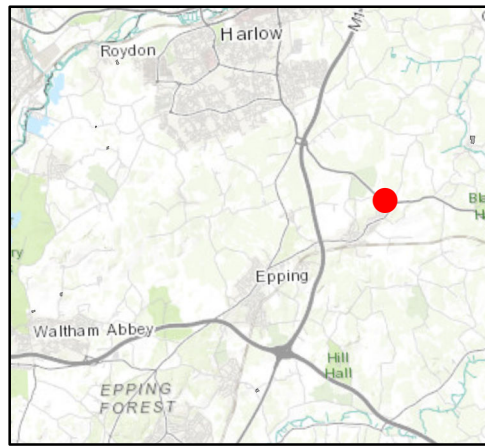
Primary use: Traveller

Site boundary amended: Yes

Justification for site boundary amendment: 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.

Pitches: 5

Size (ha): 0.54



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Draft
 Drawing No
GRT-N_06
ARUP
 Issue
P1
Epping Forest District Council
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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. The promoter 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 within a Primary Forecast Planning Group that does not have capacity, however has the potential to expand in the future.
2.2b Primary schools	(+)	Site is located within 1km of a primary school with existing and future capacity.
2.3a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group that does not have capacity, however has the potential to expand in the future, either through the expansion of existing schools or the provision of a new school site.
2.3b Secondary schools	(-)	Site is not located within 1km of a secondary school.
2.4 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.5 Health	(-)	Site is not located within 1km of doctors surgery.
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	(+)	There are no identified current deficiencies in the quantum of open space within the settlement. 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; these will need to be considered further in development proposals for the sites.
3.5 Cumulative impact on sewage treatment works capacity	(-)	Settlement is served by a Sewage Treatment Works (STW) with known limited capacity There is limited spare capacity at North Weald STW. Engagement with Thames Water is on-going through the Infrastructure Development Plan.
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



Report on Site Selection

ARUP

Epping Forest District Council

Drawing No. EFDC-S6T-004-Rev1

Date: September 2016

Scale: 1:7,000 @A3

Content

Traveller sites for testing at Stage 6 in Roydon

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

Legend

Stage 6 Sites

N

Site Deliverability

Site Reference: GRT-I_01

Settlement: Roydon

Address: Moores Estate, Roydon

Notes: Residential development adjacent to northern boundary. Vacant scrubland on half of site with traveller use on southern half.

Type of site: Intensification of existing traveller site

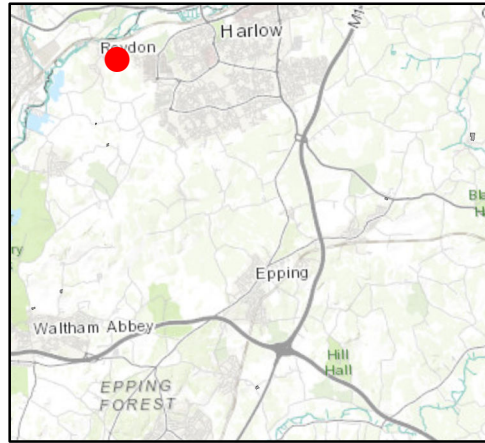
Primary use: Traveller

Site boundary amended: No

Justification for site boundary amendment: Not applicable.

Pitches: 2

Size (ha): 0.97



Client
Epping Forest District Council
 Job Title
Epping Forest District Local Plan
 Drawing Status
Draft
 Drawing No
GRT-I_01
ARUP
 Issue
P1
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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Ownership	(-)	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme. Whilst the Land Registry indicates the site may be owned by a single party, it is believed that the site may be in family ownership. This may impact upon the deliverability of the site.
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 vacant scrubland on half of site with existing traveller site on the southern half. The existing use would not preclude new pitches coming forward on the undeveloped part of the site.
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	(+)	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 within a Primary Forecast Planning Group with no capacity, and limited scope to expand in the future.
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 within a Secondary Forecast Planning Group that does not have capacity, however has the potential to expand in the future, either through the expansion of existing schools or the provision of a new school site.
2.3b Secondary schools	(-)	Site is not located within 1km of a secondary school.
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 not located within 1km of doctors surgery.
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.

Site Deliverability

Site Reference: GRT-I_08

Settlement: Roydon Hamlet

Address: Sons Nursery, Hamlet Hill

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

Type of site: Regularisation of a temporary traveller site

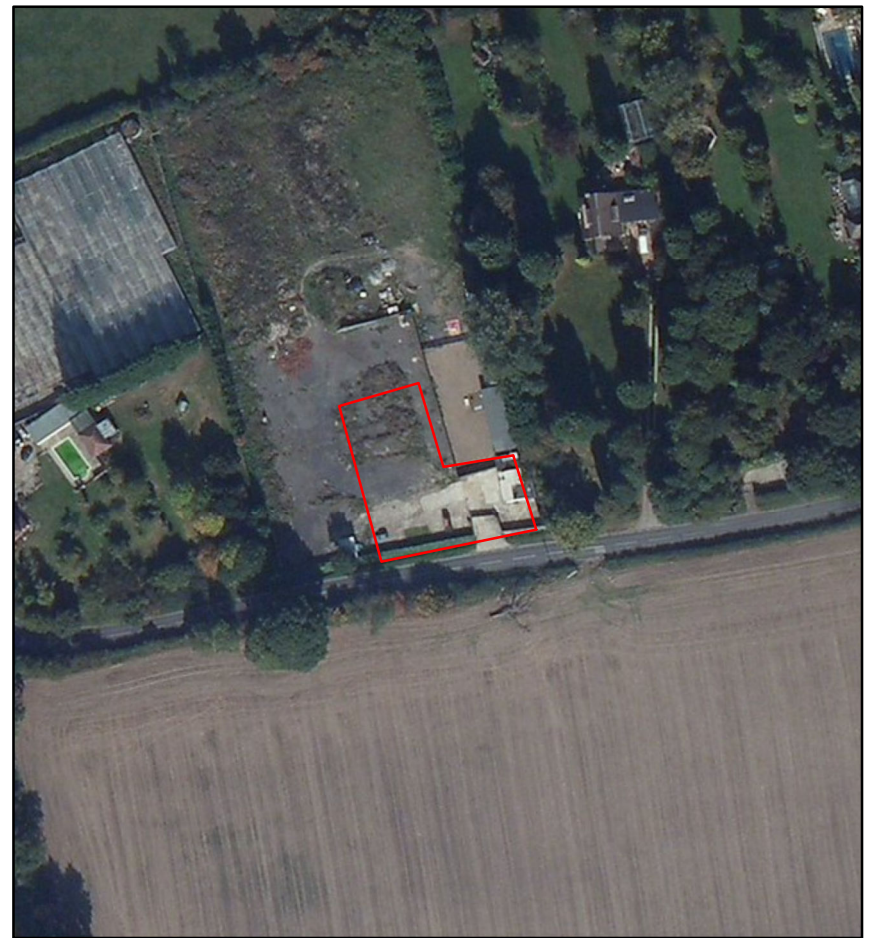
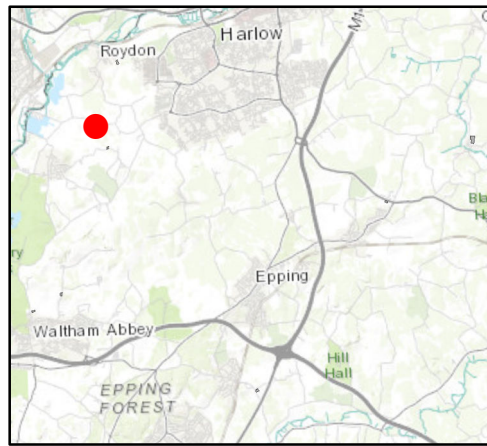
Primary use: Traveller

Site boundary amended: No

Justification for site boundary amendment: Not applicable.

Pitches: 1

Size (ha): 0.13



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status
Draft

Drawing No
GRT-I_08

Issue
P1

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Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry 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 form 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)	(-)	Site is located within a Primary Forecast Planning Group with no capacity, and limited scope to expand in the future.
2.2b Primary schools	(-)	Site is not located within 1km of a primary school.
2.3a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group that does not have capacity, however has the potential to expand in the future, either through the expansion of existing schools or the provision of a new school site.
2.3b Secondary schools	(-)	Site is not located within 1km of a secondary school.
2.4 Access to open space	(-)	Site is more than 600m from existing publicly accessible open space.
2.5 Health	(-)	Site is not located within 1km of doctors surgery.
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 as defined by the Settlement Hierarchy Technical Paper 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 as defined by the Settlement Hierarchy Technical Paper 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 as defined by the Settlement Hierarchy Technical Paper 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 as defined by the Settlement Hierarchy Technical Paper 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 as defined by the Settlement Hierarchy Technical Paper 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 as defined by the Settlement Hierarchy Technical Paper and so has not been included in the assessment.



GRT-N_12

Report on Site Selection



Epping Forest District Council

Drawing No. EFDC-S6T-005-Rev1

Date: September 2016

Scale: 1:8,000 @A3

Content
Traveller sites for testing at Stage 6 in Theydon Bois

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

Legend
Stage 6 Sites



Site Deliverability

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.

Type of site: New traveller site located in the Green Belt

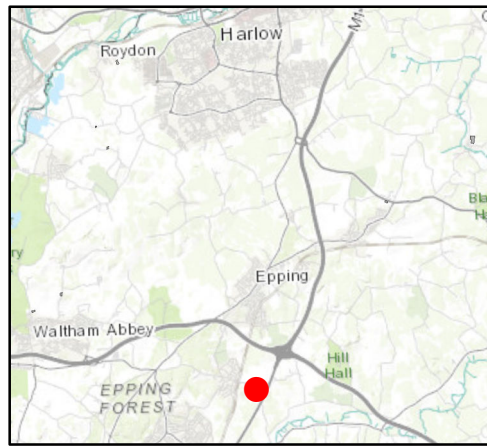
Primary use: Traveller

Site boundary amended: Yes

Justification for site boundary amendment: 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.

Pitches: 5

Size (ha): 0.79




Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status
Draft

Drawing No
GRT-N_12

Issue
P1

ARUP 

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

Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	Site is in single ownership An enquiry through the Land Registry 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 2 assessment indicates that access, topography and contamination constraints whilst present could be mitigated.
2.2a Primary schools (Planning area)	(-)	Site is located within a Primary Forecast Planning Group with no capacity, and limited scope to expand in the future.
2.2b Primary schools	(-)	Site is not located within 1km of a primary school.
2.3a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group that does not have capacity, however has the potential to expand in the future, either through the expansion of existing schools or the provision of a new school site.
2.3b Secondary schools	(-)	Site is not located within 1km of a secondary school.
2.4 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.5 Health	(-)	Site is not located within 1km of doctors surgery.
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.



Report on Site Selection

ARUP

Epping Forest District Council


Drawing No.
EFDC-S6T-006-Rev1

Date: September 2016

Scale: 1:8,000 @A3

Content
Traveller sites for testing at Stage 6 in Waltham Abbey

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

Legend
 Stage 6 Sites



Site Deliverability

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 storage. Residential development to west and south, vacant scrubland north, east and south.

Type of site: New traveller site located in the Green Belt

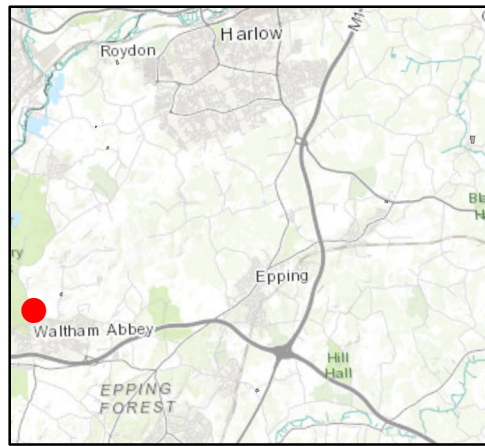
Primary use: Traveller

Site boundary amended: Yes

Justification for site boundary amendment: 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.

Pitches: 5

Size (ha): 0.54



Client
Epping Forest District Council

Job Title
Epping Forest District Local Plan

Drawing Status
Draft

Drawing No
GRT-N_07

Issue
P1

ARUP

Epping Forest District Council
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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	0	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint.
1.4 Site availability	(+)	Site expected to be available between 2016 and 2020.
2.1 On-site and physical infrastructure constraints	(+)	There are no known on-site constraints which would impact upon deliverability.
2.2a Primary schools (Planning area)	0	Site is located within a Primary Forecast Planning Group that does not have capacity, however has the potential to expand in the future.
2.2b Primary schools	(-)	Site is not located within 1km of a primary school.
2.3a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group that does not have capacity, however has the potential to expand in the future, either through the expansion of existing schools or the provision of a new school site.
2.3b Secondary schools	(-)	Site is not located within 1km of a secondary school.
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 not located within 1km of doctors surgery.
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 are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space
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
3.5 Cumulative impact on sewage treatment works capacity	(+)	Settlement is served by a Sewage Treatment Works (STW) which has known spare capacity or planned additional capacity
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

Site Deliverability

Site Reference: WA 81

Settlement: Waltham Abbey

Address: West of Galleyhill Road

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

Type of site: New traveller site located in the Green Belt

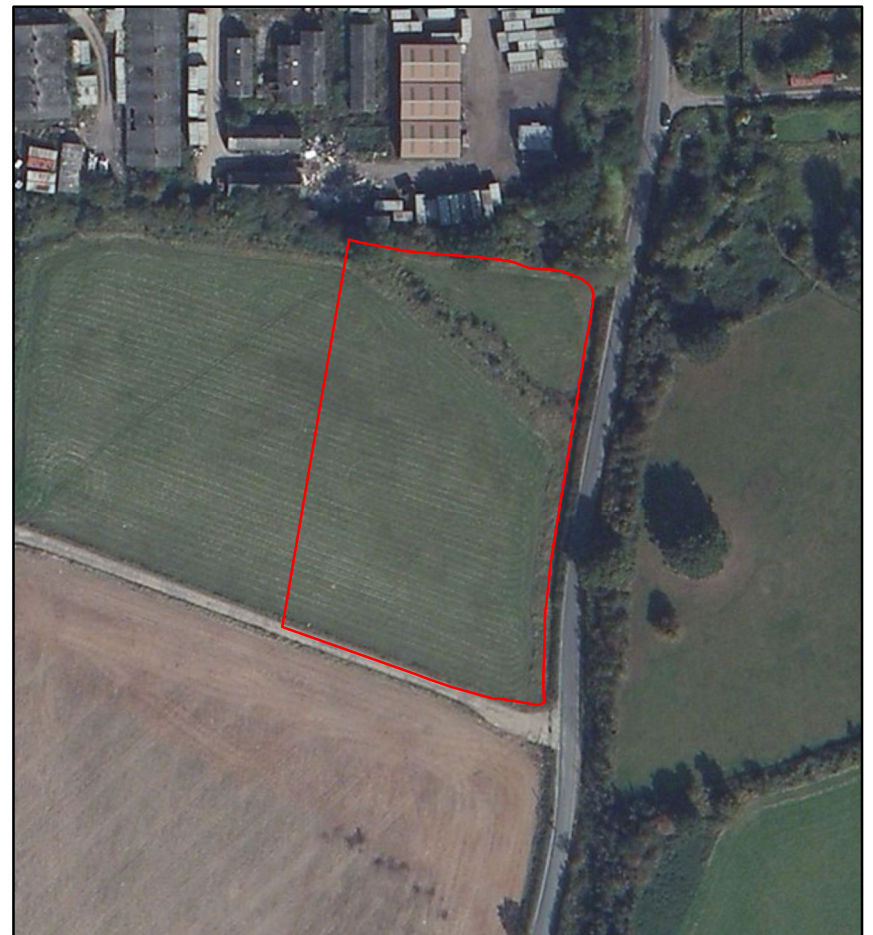
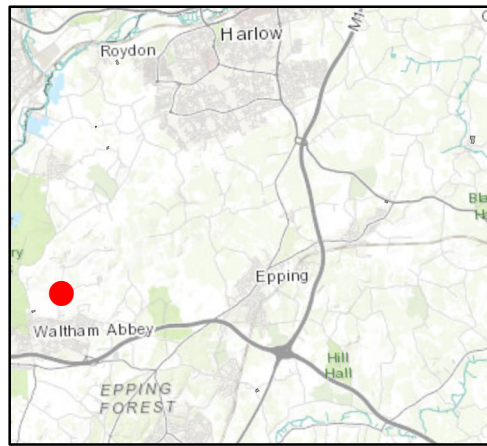
Primary use: Traveller

Site boundary amended: Yes

Justification for site boundary amendment: 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.

Pitches: 5

Size (ha): 0.74



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Drawing Status
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Criteria	Score	Qualitative Assessment
1.1 Ownership	(+)	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. 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.
1.4 Site availability	(-)	Site not expected to be available until at least 2026 or site availability is unknown. The promoter indicates the site would be available for development immediately (dependent on other undisclosed factors) but existing agricultural 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 remediated. Access to site could be achieved off Galleyhill Road.
2.2a Primary schools (Planning area)	0	Site is located within a Primary Forecast Planning Group that does not have capacity, however has the potential to expand in the future.
2.2b Primary schools	(-)	Site is not located within 1km of a primary school.
2.3a Secondary schools (Planning area)	0	Site is located within a Secondary Forecast Planning Group that does not have capacity, however has the potential to expand in the future, either through the expansion of existing schools or the provision of a new school site.
2.3b Secondary schools	(-)	Site is not located within 1km of a secondary school.
2.4 Access to open space	0	Site is located 400-600m from existing publicly accessible open space.
2.5 Health	(-)	Site is not located within 1km of doctors surgery.
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.