

B1.6.5 Technical Assessment Testing

Introduction

This appendix explains the three technical assessments which were undertaken by Epping Forest District Council in September 2017 to consider the implications of District wide distribution of housing, employment and infrastructure needs taking into account the further site selection work in 2017. The identification of these technical assessments was based on the preferred spatial strategy set out in the Draft Local Plan (2016). The Draft Local Plan (2016) included all of the existing and potential employment sites in the District which had been identified at that time by the Council as a starting point; as the site selection process had not been completed to enable the selection of the most appropriate employment sites across the District.

When undertaking the technical assessment testing in 2017, updated and emerging evidence was available to be taken into account including the Employment Review (2017), Employment Land Supply Assessment (2017), transport modelling, Habitats Regulation Assessment work, Infrastructure Delivery Plan and the updated Strategic Housing Market Assessment (2017). The residential sites subject to further technical assessment were drawn from the site allocations in the Draft Local Plan and those sites identified for further testing as part of Stage 6.3 (see paragraph 2.97, of Report on Site Selection (2018)). Potential locations for employment site allocations were informed by the emerging findings of the Employment Review and the Employment Land Supply Assessment. Based on the nature of the technical assessments the size and/or location of the traveller sites would not have had a material impact on the outcomes of the assessment and therefore were not included.

The purpose of the assessments was to test a range of potential variant options in order to ‘test the boundaries’ and understand the impacts of making contrasting amendments to the proposed allocations in the Draft Local Plan in order to inform final site selection. The testing was undertaken in order to inform the potential for revisions to the Draft Local Plan taking into consideration the latest evidence and responses to the Draft Local Plan consultation in order to inform decisions on site allocations to be included in the Local Plan Submission Version. The assessments developed took into account the following issues identified from the review of the latest evidence and responses to the Draft Local Plan consultation:

- whether transport impacts on Epping could be minimised;
- whether air quality impacts on Epping Forest could be minimised;
- whether transport impacts and congestion generally across the District could be minimised;
- the best location of and potential impacts from decisions on key infrastructure, particularly Princess Alexandra Hospital and the location of two new secondary schools;
- contribution to five year land supply within the Local Plan; and

- potential alignment with emerging Neighbourhood Plans.

Three reasonable District-wide quantum and distributions of development were identified and labelled Technical Assessments A, B and C. These assessments were tested through the Sustainability Appraisal; a transport assessment exploring alternative travel patterns; and an assessment of the impacts of alternative locations for the provision of schools across the District undertaken by Essex County Council.

The following text and summary tables give further detail of the alternatives tested alongside the results. The site reference schedules for each alternative are found in the Schedules section at the end of this appendix.

Technical Assessments District Wide Alternatives 2017

A summary description of each scenario is provided below, alongside tables providing an overview of the distribution in each of the technical assessments. Table 4 provides an overall picture of the quantum of residential units and employment floorspace across the assessments.

Technical Assessment A - Minimising change to the Draft Local Plan

This distribution took sites from the Draft Local Plan together with Tranche 2 sites from the Site Selection process in 2017. It assessed whether these amendments would be more suitable than the proposals sets out in the Draft Local Plan. This distribution included the following elements:

- A different distribution of growth at Epping so that sites with higher landscape sensitivity were removed and sites which more closely reflected the pattern of development in the draft Epping Neighbourhood Plan were included (this maximised growth to the south of the town).
- The availability of further suitable brownfield sites in Loughton led to a potentially different pattern of growth within the preferred spatial strategy and proposed lower growth on managed open space sites.
- Due to the withdrawal of a site in Coopersale a new distribution was suggested.
- Lower employment growth at North Weald Airfield compared to that tested in Alternative B was included, with lower employment at Latton Priory and higher employment growth at Waltham Abbey compared to that tested in Alternatives B and C.
- Employment provision for Small and Medium Enterprises (SME) was made at Loughton.
- Two new secondary schools were proposed on two strategic sites around Harlow – Latton Priory and East of Harlow – together with the expansion of secondary schools in Waltham Abbey and Loughton.
- Distribution of housing at strategic sites around Harlow was the same as in the Draft Local Plan, with Princess Alexandra Hospital on East of Harlow site.

Table 1: Technical Assessment A Overview

	Residential	Employment	Infrastructure
Technical Assessment A	Epping – different distribution of growth	North Weald Bassett – lower growth at the Airfield	Two new secondary schools at Latton Priory and East of Harlow
	Loughton – different distribution of growth	Waltham Abbey – higher employment growth	Expansion of Waltham Abbey secondary school
	Harlow, Theydon Bois, Waltham Abbey, Ongar, North Weald Bassett, Chigwell, Roydon, Stapleford Abbots, Buckhurst Hill, Fyfield, Nazeing/Lower Nazeing, High Ongar, Sheering, Lower Sheering and Thornwood – Draft Local Plan allocations	Dorrington Farm (Latton Priory) – lower provision in Harlow Strategic Sites	Expansion of Loughton secondary schools
		Loughton – SME provision	Princess Alexandra Hospital in East of Harlow site

Technical Assessment B - Exploring alternative travel patterns

- This alternative assessed the impacts of changing the distribution of sites on the travel patterns across the District, taking into account air quality, using a combination of proposed site allocations in the Draft Local Plan together with Tranche 2 sites from the 2017 site selection process. This distribution included the following elements:
- Significantly lower growth at Epping and Theydon Bois compared to the Draft Local Plan with higher growth at Waltham Abbey to support regeneration opportunities and Ongar aimed at reducing impacts on the Epping Forest Special Area of Conservation.
- Changes to the distribution in Roydon, Buckhurst Hill, Coopersale, Nazeing and Thornwood to reflect where suitable new sites had been promoted and assessed as suitable. The overall capacity of these settlements remained unchanged but an alternative distribution of sites was tested.
- A higher quantum of employment growth across the District with three large allocations at the strategic sites around Harlow and higher growth at North Weald Airfield with no growth at Waltham Abbey.
- A new secondary school at Waltham Abbey and on the East of Harlow site coupled with expansion of secondary schools in Loughton.
- Distribution of housing at strategic sites around Harlow was the same as in the Draft Local Plan, with Princess Alexandra Hospital on East of Harlow site.

Table 2: Technical Assessment B Overview

	Residential	Employment	Infrastructure
Technical Assessment B	Ongar – slightly higher growth (c. 200 homes)	Dorrington Farm (Latton Priory)	New secondary school at Waltham Abbey
	Waltham Abbey – higher growth (c. 1000 homes)	Latton Priory	Expansion of Loughton secondary schools
	Theydon Bois – lower growth	East of Harlow	Princess Alexandria Hospital in East of Harlow site
	Harlow, Loughton, North Weald Bassett, Chigwell, Stapleford Abbots, High Ongar, Sheering, Fyfield, Lower Sheering – Draft Local Plan Allocations	Loughton - SME provision	
	Roydon, Buckhurst Hill, Coopersale, Nazeing, and Thornwood – different distribution including new sites		

Technical Assessment C - School variation across the District

This distribution assessed the impacts of the location of schools in the District on sites included in the Draft Local Plan, as no previous assessment on the potential location of schools had been done. In particular, this assessment sought to evaluate the suitability of secondary schools at Latton Priory and East of Harlow. The overall assessment included sites both from the Draft Local Plan together with new and amended sites from the 2017 site selection process (Tranche 2). This distribution included the following elements:

- A different distribution of growth at Epping so that sites with higher landscape sensitivity were removed and sites which more closely reflected the pattern of development in the draft Epping Neighbourhood Plan were included (this maximised growth to the south of the town), as in Technical Assessment A.
- The promotion of further suitable brownfield sites in Loughton led to a potentially different pattern of growth within the preferred spatial strategy and proposed lower growth on managed open space sites, as in Technical Assessment A.
- The level of growth proposed for Theydon Bois was reduced compared to that included in the Draft Local Plan with the number for Ongar slightly increased, as in Technical Assessment B.
- Due to the withdrawal of a site in Coopersale a new distribution was suggested, as in Alternative A.
- Employment growth was proposed at Waltham Abbey, with a lower level of employment growth at North Weald Airfield in addition to higher growth strategic sites around Harlow.
- New secondary schools were tested on the East of Harlow site and in Epping together with the expansion of secondary schools in Loughton and Waltham Abbey.

Distribution of housing at strategic sites around Harlow was the same as in the Draft Local Plan, with Princess Alexandra Hospital on East of Harlow site.

Table 3: Technical Assessment C Overview

Technical Assessment C	Residential	Employment	Infrastructure
	Ongar – slightly higher growth (c. 200 homes)	Waltham Abbey – employment growth	New secondary school at Epping
	Theydon Bois – lower growth	Dorrington Farm (Latton Priory)	Expansion of Waltham Abbey secondary school
	Loughton – different distribution of growth	Latton Priory	Expansion of Loughton secondary schools
	Harlow, Waltham Abbey, North Weald Bassett, Chigwell, Roydon, Stapleford Abbots, Buckhurst Hill, Fyfield, Nazeing/Lower Nazeing, High Ongar, Sheering, Lower Sheering and Thornwood – draft allocations	Loughton – SME provision	Princess Alexandra Hospital in East of Harlow site

Table 4a: Dwelling Numbers and Employment Land and Floorspace

Settlement or site	Draft Local Plan	Alternative A	Alternative B	Alternative C
Buckhurst Hill	90	88	106	88
Chigwell	430	395	395	395
Ongar	600	599	811	811
Coopersale	50	47	55	47
Epping	1640	1,602	1,043	1,602
Fyfield	90	82	82	82
Harlow	3900	3,885	3885	3,885
High Ongar		10	10	10
Loughton/Debden	1,190	1,120	1,178	1,120
Nazeing/Lower Nazeing	220	218	217	218
Lower Sheering	30	26	26	26
North Weald Bassett	1,580	1,683	1,813	1,683
Roydon	40	33	80	33
Stapleford Abbots	10	10	10	10
Sheering	120	117	117	117
Theydon Bois	360	354	90	90
Thornwood	130	124	0	124
Waltham Abbey	800	736	1,684	736
Total Residential units (excl. planning permissions)	11,290	11,124	1,1588	11,072

Table 4b: Employment Land and Floorspace*

Settlement or site	Alternative A	Alternative B	Alternative C
North Weald Bassett – Airfield	1ha B2/ 4 ha B8 (20,000sqm)	2ha B2/8ha B8 (40,000sqm)	1ha B2/ 4 ha B8 (20,000sqm)
Waltham Abbey	SR – 10340-Z 2ha B2 / 8ha B8 (40,000sqm) & SR – 0375 c.1.5ha B8 (6,000sqm)	-	SR – 10340-Z 2ha B2/ 8ha B8 (40,000sqm)
Dorrington Farm (part of Latton Priory)	c.1ha B1 (6,000sqm)	c.1ha B1 (6,000sqm)	c.1ha B1 (6,000sqm)
Latton Priory	-	5ha B1/ 5ha B2 (50,000sqm)	5ha B1/ 5ha B2 (50,000sqm)
Loughton (SME provision on publicly owned sites)	1ha (assumes B1) (6,000sqm)	1ha (assumes B1) (6,000sqm)	1ha (assumes B1) (6,000sqm)
East of Harlow		c.10ha – 5haB1/ 5ha B2 (50,000sqm)	
Total Floor space	78,000sqm	152,000sqm	122,000sqm
Total Hectares	18.5	32	27

Note: *No values are shown for employment floor space for the Draft Local Plan as all possible sites were included

Sustainability Appraisal – Overview and Findings

The Sustainability Appraisal (SA)²⁹ was undertaken against the set of objectives presented in the Sustainability Appraisal (incorporating Equalities Impact Assessment) for the Epping Forest District Local Plan (December 2017). This explanation of the overview and findings reflects the appraisal presented in that report.

The three alternatives were assessed against the SA objectives, which cover the following topics:



- Air Quality
- Biodiversity and green infrastructure
- Climate change (mitigation and adaptation)
- Community and Well being
- Economy and employment
- Equality, diversity and inclusion
- Historic environment
- Housing

²⁹ <http://www.efdclocalplan.org/wp-content/uploads/2017/12/Sustainability-and-Equalities-Impact-Appraisal-AECOM-December-2017-EB204.pdf>

- Land and waste
- Landscape
- Transport
- Water

Table 3 is an extract from the SA report showing the outcomes against each topic for the technical assessment alternatives.

Table 5: Summary of technical assessment findings and conclusions of the SA

Topic	Categorisation and rank		
	Technical Assessment A Minimising change to the Draft Local Plan	Technical Assessment B Exploring alternative travel patterns	Technical Assessment C School variation across the District
Air quality	=	=	=
Biodiversity and green infrastructure	2	2	★1
Climate change (mitigation and adaptation)	★1	2	2
Community and wellbeing	=	=	=
Economy and employment	=	=	=
Equality, diversity and inclusion	=	=	=
Historic environment	=	=	=
Housing	2	★1	2
Land and waste	★1	3	★1
Landscape	=	=	=
Transport	★1	3	2
Water	=	=	=
Key:		Used to represent the nature of the significant effect as positive.	
		Used to represent the nature of the significant effect as negative.	
	=	Instances where the assessments perform on a par and it is not possible to differentiate between them.	
	★1	A star is used to highlight the assessment that is preferred from an SA perspective.	

The appraisal found that for a number of topics the alternatives tested did not result in any significant differences or were likely to generate any significant effects at a District scale. There were differences between alternatives at a local level in terms of positive and negative effects against the majority of SA topics. This in particular relates to Biodiversity, Landscape, Historic Environment and Transport. However since they were localised effects that were not found to be significant once mitigation is taken into account (Paragraph 7.35).

The SA notes that in terms of significant effects the appraisal found that all of the alternatives have the potential to have a significant long term positive effect on matters relating to Community Wellbeing, Economy and Employment and Housing. The delivery of housing and employment as well as associated improvements in infrastructure, including community facilities/services and public transport would help to meet the needs of communities and have a positive effect for the District. Alternative B performed slightly better against the housing topic as it would deliver a slightly higher level of overall housing growth.

There is the potential for the alternatives to have a significant negative effect on the Land and Waste through the loss of greenfield and agricultural land. Technical Assessment B performs the worst against this topic as it proposes less brownfield development in Loughton compared to the others.

The alternatives scored evenly (District-wide) in respect of Air Quality, Community and Wellbeing, Economy and Employment, Equality, Diversity and Inclusion, Historic Environment, Landscape and Water. Alternative C was preferable in respect of Biodiversity and Green Infrastructure as it directs more growth away from the sensitive receptors such as Epping Forest and the Lee Valley Regional Park.

In respect of Transport there is existing congestion in the south of the District and focusing development there could exacerbate this. However, conversely the settlements in the south of the District also have good access to the London Underground network and services/facilities. This therefore means that housing within and around these settlements with accompanying improvements to public transport infrastructure could help to reduce the use of the private vehicles and therefore traffic by encouraging the use of more sustainable modes of transport. Alternative A proposes the greatest level of growth along the London Underground Central Line, so performs better against Transport than the other alternatives. It was followed by Alternative C with Alternative B performing worse as it directs growth away from the London Underground Central Line.

Following on from the findings of the transport assessment, the appraisal found that Alternative A performed slightly better against climate change as it is more likely to reduce the need to travel and use of the private vehicle so would minimise traffic related emissions to air.

Overall, Alternative A was rated against three topics as the most sustainable option – they were Climate Change and Transport with positive effects and Land and Waste with the least negative effects of the three scenarios. Refer to Page 41 of the SA report for the full summary of findings.

Transport – Overview and Findings

The transport testing used District modelling to assess the likely traffic impacts of the alternatives, forecast the traffic impacts and report on the main traffic issues. The full Highways Assessment Report (2017) then evaluated traffic patterns and likely modal shift across the District to inform the Local Plan Submission Version (available on the Epping Forest District Local Plan website³⁰). The technical assessments are labelled 6a, 6b and 6c in the report under Assessment 4; the SA assessment of transport impacts is derived from this assessment.

The modelling found that key traffic impacts were likely to arise in Epping and Waltham Abbey, with the Wake Arms Roundabout being a key constraint. The outcomes of the assessment indicated that even with an allowance for increased school traffic, the proposed lower level of employment and redistributed housing growth in all of the technical assessments would generally improve on the Draft Local Plan forecast highway impact with respect to average model network flow. The Draft Local Plan scenario (including a high level of employment growth with reasonable modal shift) represents a forecast approximately a 52% increase in traffic. Alternative A presents the lowest likely general traffic growth across the network (at approximately 40% increase) whilst Alternatives B and C could also reduce the impact on some parts of the network. The inclusion of secondary schools at Waltham Abbey and Epping would have some minor localised impacts not previously identified caused by increases in school traffic. This impact is generally isolated to the morning peak period and most notably in Waltham Abbey in Alternative B and Epping in Alternative C where two new secondary schools were tested respectively. The differences between the alternatives are summarised in Table 6, for full explanation of the traffic impacts please refer to the Highways Assessment Report.

Table 6: Traffic Impacts of Alternatives - Peak Periods*

	Morning Peak	Afternoon Peak	Comment
Wake Arms Roundabout	Alternative C performs slightly worse. No significant differences between Alternatives A and B.	No significant differences between alternatives.	All alternatives bring reduced traffic impact compared to Draft Local Plan.
Epping	Alternative B performs best. Alternative C performs worst due to new school at Epping. Alternative A falls between Alternatives B and C.	Alternative B performs best. Alternatives A and C perform similarly.	All alternatives bring increased traffic impact compared to Draft Local Plan apart from Alternative B in the afternoon.
Loughton	All alternatives perform similarly.	All alternatives perform similarly.	All alternatives bring reduced traffic impact, particularly in the

³⁰ Highway Assessment Report, 2017 <http://www.efdclocalplan.org/wp-content/uploads/2017/12/Highway-Assessment-Report-Ringway-Jacobs-2017-EB502.pdf>

	Morning Peak	Afternoon Peak	Comment
			morning, compared to Draft Local Plan.
Waltham Abbey	Alternative B performs significantly worse. No significant differences between Alternatives A and C.	Alternative B performs significantly worse. No significant differences between Alternatives A and C.	All alternatives bring increased traffic impact compared to Draft Local Plan.
Harlow	Alternative A performs better likely due to higher level of employment growth at the Harlow Strategic Sites in Alternatives B and C. Alternative B performs worse followed by C.	Alternative A performs better likely due to higher level of employment growth at the Harlow Strategic Sites in Alternatives B and C. Alternative B performs worse followed by C.	All alternatives bring increased traffic impact compared to Draft Local Plan, apart from Alternative A in the afternoon.

Education – Overview and Findings

The location of new secondary schools is a key issue shaping education provision during the Plan period. The education assessment was undertaken by Essex County Council and evaluated the impacts of different approaches to school provision and assessed the alternatives in respect of supporting new and expanded schools. The key results relate to secondary schools as their potential impact is greater than primary schools when assessing the distribution of development within the district wide spatial strategy.

The location of a new school at the East of Harlow site was factored into all alternatives and can be accommodated. However, there were significant doubts in relation to the ability to deliver a new secondary school at Waltham Abbey at the current time as a result of concerns arising from forecast traffic impacts and whether the level of growth would be sufficient to deliver the school. Latton Priory formed Essex County Council's preferred location for a second school because it has a comparatively reduced impact on traffic. The assumption made was that secondary schools in the south of the District would be expanded to cater for growth needs. Through discussion with Essex County Council, the potential for the relocation and expansion of King Harold School at Waltham Abbey into the new masterplan area to the north of Waltham Abbey emerged as a possibility to be explored further.

Conclusion

The assessment findings were presented at officer workshops during October 2017, which focused on identifying sites for allocation in the Local Plan Submission Version. The Council re-visited conclusions reached in 2016 and determined whether any draft site allocations should be removed, and whether any sites not previously identified for allocation should be proposed. The outcomes of the technical assessments were considered alongside analysis of the Draft Local Plan consultation feedback, updated evidence base information, emerging

Neighbourhood Plans and local knowledge (for full list of considerations please see paragraphs 2.131 and 2.132 of the Report on Site Selection). Sites were assessed in accordance with the Local Plan strategy and associated hierarchy with factors such as accordance with settlement visions, five year land supply, providing a mix of size sizes, infrastructure constraints arising from the Infrastructure Delivery Plan and availability/achievability assessments taken into account. For a more detailed overview of the decisions reached regarding sites proposed for allocation refer to Report on Site Selection (2018) (Section 4.7.3).

Site Schedule: Technical Assessment A

Epping	Loughton	Waltham Abbey	Ongar	Buckhurst Hill	North Weald Bassett	Chigwell	Theydon Bois	Roydon	Nazeing	Thornwood	Coopersale	Fyfield	High Ongar	Lower Sheering	Sheering	Stapleford Abbots	Harlow
SR-1002	SR-0974	SR-0099	SR-0067i	SR-0225-N	SR-1033	SR-0557	SR-0026B	SR-0169	SR-0011	SR-0149	SR-0987	SR-0049	SR-0181	SR-0032	SR-0033	SR-0873	SR-0146C-N
SR-1018	SR-0226-N	SR-0104	SR-0102	SR-0176	SR-0410	SR-0588	SR-0228i	SR-0197	SR-0300		SR-0404				SR-0073		SR-0964-Z
SR-1021	SR-0984	SR-0219	SR-0120	SR-0813	SR-0072	SR-0601	SR-0026C	SR-0890	SR-0473						SR-0311		SR-0068-N
SR-0281-N	SR-0986	SR-0541	SR-0184		SR-0417	SR-0895	SR-0228ii		SR-0150								SR-0046A-N
SR-0113A	SR-0993	SR-0903	SR-0185		SR-0455	SR-0896	SR-0070										
SR-0153	SR-0999	SR-0381	SR-0186		SR-0195B	SR-0894											
SR-0113B	SR-1006		SR-0390		SR-0512	SR-0898											
SR-0229	SR-1007		SR-0842		SR-0158A	SR-0478B											
SR-0445	SR-1026		SR-0848		SR-0003												
SR-0333Bi	SR-1027				SR-0036												
SR-0347	SR-1032																
SR-0556	SR-0565-N																

Epping	Loughton	Waltham Abbey	Ongar	Buckhurst Hill	North Weald Bassett	Chigwell	Theydon Bois	Roydon	Nazeing	Thorndon	Coopersale	Fyfield	High Ongar	Lower Sheering	Sheering	Stapleford Abbots	Harlow
SR-0587	SR-0284-N																
SR-0069/33	SR-0358																
SR-0069	SR-0527																
SR-0132Ci	SR-0565																
SR-0349	SR-0878																
SR-0348	SR-0834																
	SR-0835																
	SR-0227																
	SR-0289																
	SR-0356																
	SR-0361																

Site Schedule: Technical Assessment B

Epping	Loughton	Waltham Abbey	Ongar	Buckhurst Hill	North Weald Bassett	Chigwell	Theydon Bois	Roydon	Nazeing	Thornwood	Coopersale	Fyfield	High Ongar	Lower Sheering	Sheering	Stapleford Abbotts	Harlow
SR-1002	SR-0226-N	SR-0995	SR-0067i	SR-1003	SR-1033	SR-0557	SR-0228i-N	SR-0976	SR-0150	SR-0410	SR-0987	SR-0049	SR-0181	SR-0032	SR-0033	SR-0873	SR-0146C-N
SR-1018	SR-0358	SR-0089A	SR-0102	SR-0225-N	SR-0410	SR-0588	SR-1020		SR-0925		SR-0996				SR-0073		SR-0964-Z
SR-1021	SR-0527	SR-0378	SR-0120	SR-0176	SR-0072	SR-0601	SR-0070		SR-0927		SR-0404				SR-0311		SR-0068-N
SR-0281-N	SR-0565	SR-0099	SR-0184	SR-0813	SR-0417	SR-0895			SR-0840								SR-0046A-N
SR-0113A	SR-0878	SR-0104	SR-0186		SR-0455	SR-0896			SR-0011								
SR-0113B	SR-0834	SR-0219	SR-0842		SR-0195B	SR-0894			SR-0300								
SR-0229	SR-0835	SR-0541	SR-0848		SR-0512	SR-0898											
SR-0445	SR-0227	SR-0903	SR-0268		SR-0158A	SR-0478B											
SR-0333Bi	SR-0289	SR-0381	SR-0391		SR-0003												
SR-0347	SR-0356		SR-0185-N		SR-0036												
SR-0556	SR-0361		SR-0390-N														
SR-0587			SR-0988														

Epping	Loughton	Waltham Abbey	Ongar	Buckhurst Hill	North Weald Bassett	Chigwell	Theydon Bois	Roydon	Nazeing	Thornwood	Coopersale	Fyfield	High Ongar	Lower Sheering	Sheering	Stapleford Abbots	Harlow
SR-0069/33			SR-0989-Z														
SR-0069																	
SR-0349																	
SR-0348																	

Site Schedule: Technical Assessment C

Epping	Loughton	Waltham Abbey	Ongar	Buckhurst Hill	North Weald Bassett	Chigwell	Theydon Bois	Roydon	Nazeing	Thorndon	Coopersale	Fyfield	High Ongar	Lower Sheering	Sheering	Stapleford Abbots	Harlow
SR-1002	SR-0974	SR-0099	SR-0067i	SR-0225-N	SR-1033	SR-0557	SR-0228i-N	SR-0169	SR-0011	SR-0149	SR-0987	SR-0049	SR-0181	SR-0032	SR-0033	SR-0873	SR-0146C-N
SR-1018	SR-0226-N	SR-0104	SR-0102	SR-0176	SR-0410	SR-0588	SR-1020	SR-0197	SR-0300		SR-0404				SR-0073		SR-0964-Z
SR-1021	SR-0984	SR-0219	SR-0120	SR-0813	SR-0072	SR-0601	SR-0070	SR-0890	SR-0473						SR-0311		SR-0068-N
SR-0281-N	SR-0986	SR-0541	SR-0184		SR-0417	SR-0895			SR-0150								SR-0046A-N
SR-0113A	SR-0993	SR-0903	SR-0186		SR-0455	SR-0896											
SR-0153	SR-0999	SR-0381	SR-0842		SR-0195B	SR-0894											
SR-0113B	SR-1006		SR-0848		SR-0512	SR-0898											
SR-0229	SR-1007		SR-0268		SR-0158A	SR-0478B											
SR-0445	SR-1026		SR-0391		SR-0003												
SR-0333Bi	SR-1027		SR-0185-N		SR-0036												
SR-0347	SR-1032		SR-0390-N														
SR-0556	SR-0565-N		SR-0988														
SR-0587	SR-0284-N		SR-0989-Z														

Epping	Loughton	Waltham Abbey	Ongar	Buckhurst Hill	North Weald Bassett	Chigwell	Theydon Bois	Roydon	Nazeing	Thorndon	Coopersale	Fyfield	High Ongar	Lower Sheering	Sheering	Stapleford Abbots	Harlow
SR-0069/33	SR-0358																
SR-0069	SR-0527																
SR-0132Ci	SR-0565																
SR-0349	SR-0878																
SR-0348	SR-0834																
	SR-0835																
	SR-0227																
	SR-0289																
	SR-0356																
	SR-0361																