

## **E1.7 Stage 5 and Stage 8.5 Results of Identifying Sites for Further Testing**

Appendix E1.7  
Stage 5 and Stage 8.5: Results of Identifying Sites for Further Testing

Site Ref.	Address	Site Category	Parish	Site Size (Ha)	Capacity (Number of Pitches)*	Existing Site Status	Spatial Options for Accommodating Traveller Growth	Site Size Threshold**	Strategic Options	Site Suitability	Justification for Site Suitability	Revised Capacity (Number of Pitches)	Site to Proceed to Stage 5/6
E 12	South of Standards Hill, north-west of Epping rail line	New traveller site.	Epping	0.59	6	Not currently a traveller site.	Distribute traveller sites across the District.	New traveller site with more than five pitches.	The Council's strategic decision is that where new sites have been proposed the suitability of the site should be considered. However, the site should not exceed five pitches.	Not suitable	This site scored poorly against a number of criteria, including the level of harm to the landscape character. It was considered that this constraint could not be overcome and therefore did not proceed any further.	N/A	The site did not proceed for further testing.
GRT-E_07	Stoneshot View, Nazeing	Extension of existing traveller site.	Nazeing	0.50	5	Current location for a traveller site (permanent).	Distribute traveller sites across the District.	Existing traveller site with no more than 10 pitches.	The Council's strategic decision is that where sites would comprise an extension to an existing authorised site, the suitability of the site should be considered. However, the total capacity of the existing site and extension should not exceed 10 pitches. The existing site has two pitches.	Suitable	This site scored poorly against some criteria, including the level of harm to the Green Belt. However, it is adjacent to an existing traveller site and given the lack of other constraints, the site continued to proceed.	5	This site proceeded for further testing.
GRT-E_09	Pond View, Stapleford Abbots	Extension of existing traveller site.	Stapleford Abbots	0.40	4	Current location for a traveller site (permanent).	Distribute traveller sites across the District.	Existing traveller site with no more than 10 pitches.	The Council's strategic decision is that where sites would comprise an extension to an existing authorised site, the suitability of the site should be considered. However, the total capacity of the existing site and extension should not exceed 10 pitches. The existing site has one pitch.	Not suitable	This site scored poorly against a number of criteria. It has access constraints since it is served by a single track. The site did not proceed any further.	N/A	The site did not proceed for further testing.
GRT-I_03	Small Meadow, Thornwood	Intensification of existing traveller site.	North Weald Bassett	0.39	2	Current location for a traveller site (permanent).	Distribute traveller sites across the District.	Existing traveller site with no more than 10 pitches.	The Council's strategic decision is that where sites would comprise intensification of an existing authorised site, the suitability of the site should be considered. However, the total capacity of the existing site including intensification should not exceed 10 pitches. The existing site has one pitch.	Not suitable	This site scored poorly against a number of criteria, including the impact of air quality on human health. It was considered that it was unlikely that this constraint could be mitigated and due to the proximity to the M11, the site did not proceed any further.	N/A	The site did not proceed for further testing.
GRT-I_05	Pond View, Stapleford Abbots	Intensification of existing traveller site.	Stapleford Abbots	0.42	2	Current location for a traveller site (permanent).	Distribute traveller sites across the District.	Existing traveller site with no more than 10 pitches.	The Council's strategic decision is that where sites would comprise intensification of an existing authorised site, the suitability of the site should be considered. However, the total capacity of the existing site including intensification should not exceed 10 pitches. The existing site has one pitch.	Not suitable	This site is served by a single track and therefore access is not considered to be suitable to support an intensification of the site. The site did not proceed any further.	N/A	The site did not proceed for further testing.
GRT-I_08	Sons Nursery, Hamlet Hill	Regularisation of a temporary traveller site.	Roydon	0.14	2	Current location for a traveller site (temporary).	Distribute traveller sites across the District.	Existing (temporary) traveller site with no more than 10 pitches.	The Council's strategic decision is that where sites would comprise regularisation of an existing site with temporary planning permission, the suitability of the site should be considered. However, the site should not exceed five pitches. The existing site has two existing pitches with temporary planning permission.	Suitable	This site scored poorly against some criteria, including the level of harm to the Green Belt. However, it is an existing site and given the lack of other constraints, the site continued to proceed.	2	This site proceeded for further testing.
GRT-I_09	Lakeview, Moreton	Intensification of existing travelling showpeople site.	Moreton, Bobbingworth and the Lavers	2.97	1 (yard)	Current location for a traveller site (permanent).	Distribute traveller sites across the District.	Existing traveller site with no more than 10 yards.	The Council's strategic decision is where sites would comprise intensification of an existing authorised site, the suitability of the site should be considered. However, the total capacity of the existing site including intensification should not exceed 10 pitches/yards. The existing site has nine yards.	Suitable	The site scored well against most criteria and continued to proceed.	1	This site proceeded for further testing.
GRT-N_01	Paradise Farm, Hamlet Hill	New traveller site.	Roydon	2.57	10	Not currently a traveller site.	Distribute traveller sites across the District.	New traveller site with more than five pitches.	The Council's strategic decision is that where new sites have been proposed the suitability of the site should be considered. However, the site should not exceed five pitches.	Not suitable	The site scored well against a number of criteria. However, it was considered that the new site would result in an over intensification of traveller accommodation in this area. A judgement was made not to appraise the site for five or less pitches given the concerns regarding over intensification in this area. The site did not proceed any further.	N/A	The site did not proceed for further testing.

\*This number does not include existing permanent pitches/yards on site.

\*\*This accounts for the proposed new pitches/yards and pitches subject to regularisation, as well as existing permanent pitches/yards on site.

Site Ref.	Address	Site Category	Parish	Site Size (Ha)	Capacity (Number of Pitches)*	Existing Site Status	Spatial Options for Accommodating Traveller Growth	Site Size Threshold**	Strategic Options	Site Suitability	Justification for Site Suitability	Revised Capacity (Number of Pitches)	Site to Proceed to Stage 5/6
GRT-N_06	West of Tylers Green, North Weald Bassett	New traveller site.	North Weald Bassett	3.00	15	Not currently a traveller site.	Distribute traveller sites across the District.	New traveller site with more than five pitches.	The Council's strategic decision is that where new sites have been proposed the suitability of the site should be considered. However, the site should not exceed five pitches.	Suitable	This site is in a sustainable location in North Weald Bassett and scored well against most criteria. It was considered that the impact on trees with Tree Preservation Orders could be mitigated. The site continued to proceed.	5	This site proceeded for further testing.
GRT-N_07	Yard/car park at rear Lea Valley Nursery, Crooked Mile, Waltham Abbey	New traveller site.	Waltham Abbey	4.41	15	Not currently a traveller site.	Distribute traveller sites across the District.	New traveller site with more than five pitches.	The Council's strategic decision is that where new sites have been proposed the suitability of the site should be considered. However, the site should not exceed five pitches.	Suitable	This site is in a sustainable location in Waltham Abbey and scored well against most criteria. The site continued to proceed.	5	This site proceeded for further testing.
GRT-N_12	Abridge Road, Theydon Garnon	New traveller site.	Theydon Bois	1.48	14	Not currently a traveller site.	Distribute traveller sites across the District.	New traveller site with more than five pitches.	The Council's strategic decision is that where new sites have been proposed the suitability of the site should be considered. However, the site should not exceed five pitches.	Suitable	This site is in a sustainable location at the edge of Theydon Bois. It scored poorly against some criteria, including impact on trees with Tree Preservation Orders, although this could be mitigated. There is potential contamination on the site which should inform the siting of the development. The site continued to proceed.	5	This site proceeded for further testing.
NWB 209	South of Weald Hall Lane, east of M11	New traveller site.	North Weald Bassett	0.50	5	Not currently a traveller site.	Distribute traveller sites across the District.	New traveller site with five or fewer pitches.	The Council's strategic decision is that where new sites have been proposed the suitability of the site should be considered. However, the site should not exceed five pitches.	Not suitable	This site scored poorly against a number of criteria, including the impact of air quality on human health. It was considered that it was unlikely that this constraint could be mitigated and due to the proximity to the M11, the site did not proceed any further.	N/A	The site did not proceed for further testing.
SR-0168	Green Leaves Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9	Intensification of existing traveller site.	Nazeing	2.11	15	Current location for a traveller site (permanent).	Distribute traveller sites across the District.	Existing traveller site with more than 10 pitches.	The Council's strategic decision is that where sites would comprise intensification of an existing authorised site, the suitability of the site should be considered. However, the total capacity of the existing site including intensification should not exceed 10 pitches. The existing site has 15 pitches.	Not suitable		N/A	The site did not proceed for further testing.
T-E_02	Tomary, Hamlet Hill, Roydon, Essex, CM19 5JY	Extension of existing traveller site.	Roydon	0.25	2	Current location for a traveller site (permanent).	Distribute traveller sites across the District.	Existing traveller site with more than 10 pitches.	The Council's strategic decision is that where sites would comprise an extension to an existing authorised site, the suitability of the site should be considered. However, the total capacity of the existing site and extension should not exceed 10 pitches. The existing site at Tomary has 12 pitches.	Not suitable		N/A	The site did not proceed for further testing.
T-E_10	Rose Farm, Hamlet Hill, Roydon, CM19 5JU	Regularisation of a traveller site with temporary permission (1 pitch) and intensification of site.	Roydon	0.21	2	Current location for a traveller site (temporary).	Distribute traveller sites across the District.	Existing (temporary) traveller site with five or fewer pitches.	The Council's strategic decision is that where sites would comprise regularisation and intensification of an existing site with temporary planning permission, the suitability of the site should be considered. However, the site should not exceed five pitches. The site has one existing pitch with temporary planning permission.	Suitable	This site scored well against most criteria and it was considered that identified constraints including landscape and Green Belt harm could be overcome. The existing access off Hamlet Hill requires upgrade to provide adequate visibility splays. The site continued to proceed.	2	This site proceeded for further testing.
T-E_11	Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA	Regularisation of a traveller site with temporary permission (1 pitch) and intensification.	Roydon	0.43	4	Current location for a traveller site (temporary).	Distribute traveller sites across the District.	Existing (temporary) traveller site with five or fewer pitches.	The Council's strategic decision is that where sites would comprise regularisation of an existing site with temporary planning permission, the suitability of the site should be considered. However, the total capacity of the site including intensification should not exceed five pitches. The site has one existing pitch with temporary planning permission.	Suitable	This site scored well against most criteria and it was considered that identified topographical and landscape constraints, as well as Green Belt harm could be overcome. The existing access off Hamlet Hill can support the existing site comprising one pitch. The site continued to proceed.	1	This site proceeded for further testing.
T-E_12	Valley View, Curtis Mill Lane, Stapleford Abbots, Essex, RM4 1HS	Regularisation of an unauthorised traveller site (1 pitch) and expansion.	Stapleford Abbots	0.67	6	Not currently a traveller site. Unauthorised occupation.	Distribute traveller sites across the District.	New traveller site with more than five pitches.	The Council's strategic decision is that where new sites have been proposed (which includes unauthorised sites) the suitability of the site should be considered. However, the total capacity of the site including expansion should not exceed five pitches. There is one existing unauthorised pitch on site.	Suitable	This site scored well against most criteria and it was considered that identified constraints including landscape harm could be overcome. The existing access off Curtis Mill Lane can support the existing site comprising one pitch. The site did not proceed any further.	1	This site proceeded for further testing.

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T-I_02	James Mead, Waltham Road, Long Green, Nazeing, Essex, EN9 2LU	Intensification of existing traveller site.	Nazeing	1.17	5	Current location for a traveller site (permanent).	Distribute traveller sites across the District.	Existing traveller site with no more than 10 pitches.	The Council's strategic decision is where sites would comprise intensification of an existing authorised site the suitability of the site should be considered. However, the total capacity of the existing site including intensification should not exceed 10 pitches. Two pitches are currently located on-site.	Suitable	The site scored well against most criteria and it was considered that identified constraints including landscape harm could be overcome. The existing access off Waltham Road could support the scale of intensification proposed. The site continued to proceed.	4	This site proceeded for further testing.
T-I_06	Greenacres, Walls Green, Bassett's Lane, Willingale, Ongar, Essex, CM5 0QN	Intensification of existing traveller site.	Willingale	2.77	13	Current location for a traveller site (permanent).	Distribute traveller sites across the District.	Existing traveller site with more than 10 pitches.	The Council's strategic decision is where sites would comprise intensification of an existing authorised site the suitability of the site should be considered. However, the total capacity of the existing site including intensification should not exceed 10 pitches. Two pitches are currently located on-site.	Suitable	This site scored well against most criteria and it was considered that identified constraints including landscape harm could be overcome. The existing access off Bassetts Lane could support the scale of intensification proposed. The site continued to proceed.	8	This site proceeded for further testing.
T-SR-0171	Land at The Meadows, Carters Mead, Waltham Road, Nazeing, Essex, EN9 2LX	New traveller site.	Nazeing	2.58	15	Not currently a traveller site.	Distribute traveller sites across the District.	New traveller site with more than five pitches.	The Council's strategic decision is that where new sites have been proposed the suitability the site should be considered. However, the site should not exceed five pitches.	Suitable	The site scored well against most criteria and it was considered that identified constraints including impact on BAP priority habitats could be overcome. Access can be achieved from Waltham Road to the site. The site continued to proceed.	5	This site proceeded for further testing.
T-SR-0533	The Conifers, Netherall Road, Glen Faba Road, Roydon, Essex, CM19 5JW	New traveller site.	Roydon	0.73	1	Not currently a traveller site.	Distribute traveller sites across the District.	New traveller site with five or fewer pitches.	The Council's strategic decision is that where new sites have been proposed the suitability the site should be considered. However, the site should not exceed five pitches.	Suitable	The site scored well against most criteria including comprising previously developed land. It was considered that identified constraints including landscape harm and flood risk could be overcome subject to development being limited to parts of the site within Flood Zone 2. The existing access off Glen Faba Road could support the scale of intensification proposed. The site continued to proceed.	1	This site proceeded for further testing.
T-X_14	Roydon Lodge Chalet Estate, Roydon, Essex, CM19 5EF	Regularisation of site with authorised temporary permission.	Roydon	2.57	8	Current location for a traveller site (temporary).	Distribute traveller sites across the District.	Existing (temporary) traveller site with more than five pitches.	The Council's strategic decision is that where sites would comprise regularisation of an existing site with temporary planning permission, the suitability of the site should be considered. However, the site should not exceed five pitches. The site has one existing pitch with temporary planning permission.	Not suitable	The majority of the site is located in Flood Zone 2 (99%) of which some 69% and 60% is in Flood Zone 3a and 3b respectively. Due to the location of the Flood Zones, the site is not likely to be suitable for regularisation. Furthermore, this site is accessed via a private road from High Street, which cannot be upgraded to support increased use. The site also scored poorly in terms of landscape and Green Belt harm. The site did not proceed any further.	N/A	The site did not proceed for further testing.
T-X_15	Birchfield, Epping Lane, Stapleford Tawney, Essex, RM4 1ST	Regularisation of an unauthorised traveller site.	Stapleford Tawney	2.84	14	Not currently a traveller site. Unauthorised occupation.	Distribute traveller sites across the District.	New traveller site with more than five pitches.	The Council's strategic decision is that where new sites have been proposed (which includes unauthorised sites) the suitability of the site should be considered. However, the site should not exceed five pitches.	Not suitable	This site scored poorly against a number of criteria, including air quality on human health due to its proximity to the M25 and the presence of a high pressure gas pipeline. It was considered that these constraints could not be overcome and therefore the site did not proceed any further.	N/A	The site did not proceed for further testing.
T-X_16	Steers, Pigstye Green Road, Willingale, Ongar, Essex, CM5 0QF	Intensification of existing traveller site.	Willingale	1.31	10	Current location for a traveller site (permanent).	Distribute traveller sites across the District.	Existing traveller site with more than 10 pitches.	The Council's strategic decision is that where sites would comprise intensification of an existing authorised site the suitability of the site should be considered. However, the total capacity of the existing site including intensification should not exceed 10 pitches. Three pitches are currently located on-site.	Suitable	The site scored well against most criteria and it was considered that identified constraints including landscape harm could be overcome. The existing access off Pigstye Green Road could support the scale of intensification proposed. The site continued to proceed.	2	This site proceeded for further testing.
WA 42	South-west side of Avey Lane, opposite the Pynest Green Lane junction	New traveller site.	Waltham Abbey	1.42	14	Not currently a traveller site.	Distribute traveller sites across the District.	New traveller site with more than five pitches.	The Council's strategic decision is that where new sites have been proposed the suitability of the site should be considered. However, the site should not exceed five pitches.	Not suitable	This site scored poorly against a number of criteria. It has access constraints which would be challenging to overcome and would require upgrade of the existing road. The site did not continue to proceed.	N/A	The site did not proceed for further testing.

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WA 81	West of Galleyhill Road, south of Breach Barns Lane junction and immediately south of Poultry Farm	New traveller site.	Waltham Abbey	1.05	10	Not currently a traveller site.	Distribute traveller sites across the District.	New traveller site with more than five pitches.	The Council's strategic decision is that where new sites have been proposed the suitability of the site should be considered. However, the site should not exceed five pitches.	Suitable	The site is in a sustainable location in Waltham Abbey. It scored poorly against some criteria, including access to the site, but it was considered that this could be overcome. The site is located adjacent to a skip hire business and it was considered that a buffer would be required along this adjacent site to mitigate any negative impacts on the amenity of future occupiers of the traveller site.	5	This site proceeded for further testing.

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