

F1.2 Results of Stage 1 Assessment



Report on Site Selection



Epping Forest District Council

Drawing No.
EFDC-S1-0026-Rev1

Date: September 2016

Scale: 1:25,000 @A3

Content

Results of Stage 1 Assessment for Employment Sites in Chigwell

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

Legend

Site does not proceed to Stage 2

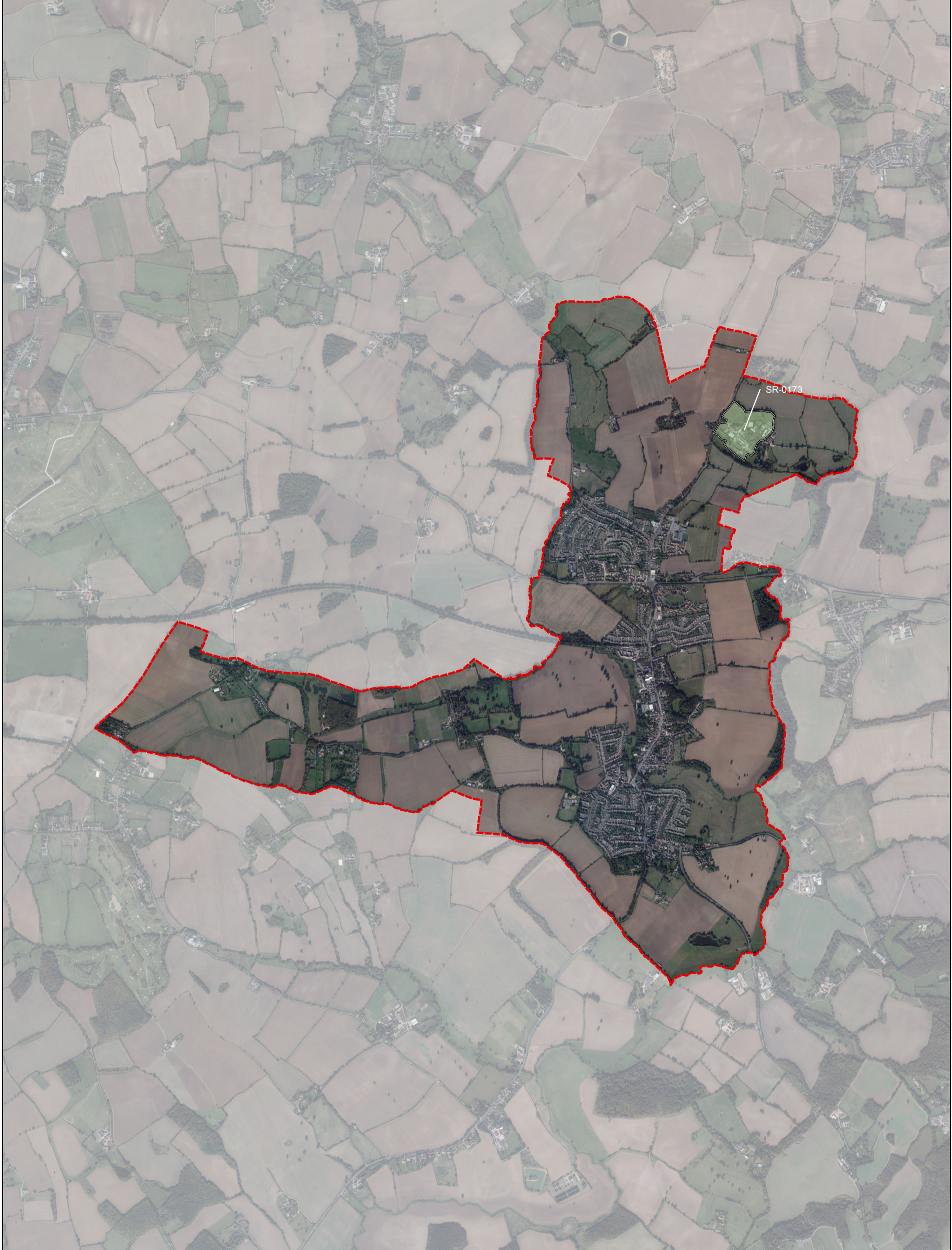
Site proceeds to Stage 2

Parish Boundary



ARUP Appendix F.2
**Results of Stage 1 Assessment for Employment Sites in
 Chigwell**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity.	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Site status	Justification
SR-0190	Land at Luxborough Lane, Chigwell, Essex, IG7 5AA	Chigwell	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0296	Land on the North Side of Luxborough Lane, Chigwell.	Chigwell	Employment	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0366	West Hatch High school Playing Fields and adjacent land	Chigwell	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0367	Bancroft RFC	Chigwell	Employment	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0551	Olympic Compound Site - Plots A,B & C Land North Of Roding Lane	Chigwell	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0558	Land adjacent West Hatch Academy	Chigwell	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0560	Chigwell Civic Amenity Site, Luxborough Lane	Chigwell	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.



Report on Site Selection



Drawing No.
EFDC-S1-0025-Rev1

Date: September 2016

Scale: 1:22,500 @A3

Content

Results of Stage 1 Assessment for Employment Sites in Chipping Ongar

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

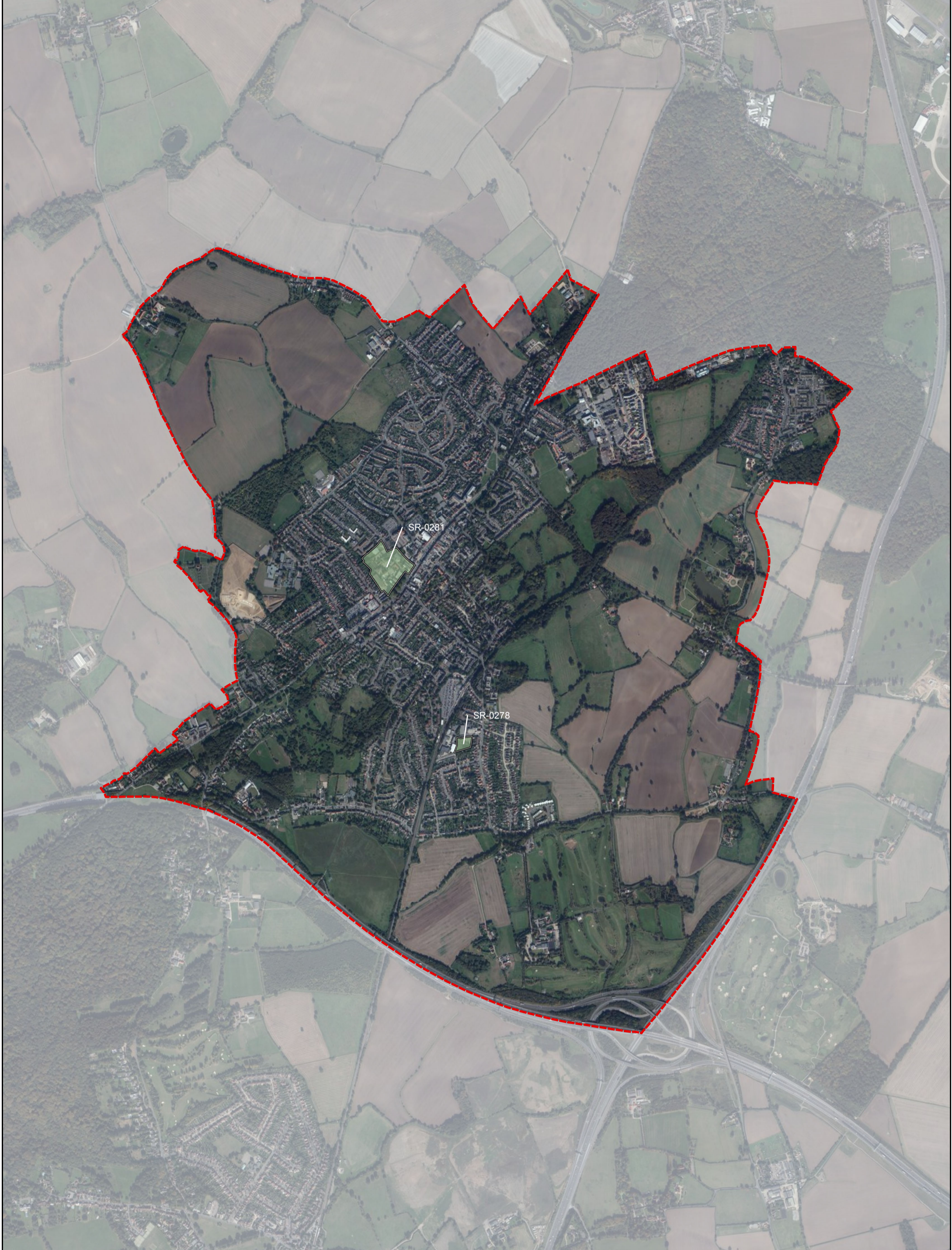
Legend

- Site proceeds to Stage 2
- Parish Boundary



ARUP Appendix F.2
**Results of Stage 1 Assessment for Employment Sites in
 Chipping Ongar**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity.	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Site status	Justification
SR-0173	Fyfield Research and Business Park, Fyfield Road, Chipping Ongar, CM5 0GZ	Chipping Ongar	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.



SR-0281

SR-0278

Report on Site Selection



Drawing No.
EFDC-S1-0032-Rev1

Date: September 2016

Scale: 1:15,000 @A3


Content

Results of Stage 1 Assessment for Employment Sites in Epping

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

Legend

 Site proceeds to Stage 2

 Parish Boundary



ARUP Appendix B1.3
Results of Stage 1 Assessment for Employment Sites in Epping

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity.	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Site status	Justification
SR-0278	Bower Hill Industrial Estate	Epping	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0281	St Johns Road Area, Epping Town Centre	Epping	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.



SR-0394

Report on Site Selection



Drawing No. EFDC-S1-0029-Rev1

Date: September 2016

Scale: 1:25,000 @A3

Content
Results of Stage 1 Assessment for Employment Sites in High Ongar

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

- Legend**
- Site proceeds to Stage 2
 - Parish Boundary



ARUP Appendix F.2
**Results of Stage 1 Assessment for Employment Sites in
 High Ongar**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity.	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Site status	Justification
SR-0394	Land to East of High Ongar including Nash Hall Industrial Estate, High Ongar	High Ongar	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.



Report on Site Selection



Drawing No.
EFDC-S1-0027-Rev1

Date: September 2016

Scale: 1:22,500 @A3

Content

Results of Stage 1 Assessment for Employment Sites in Loughton

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

Legend

- Site proceeds to Stage 2
- Parish Boundary



ARUP Appendix F.2
**Results of Stage 1 Assessment for Employment Sites in
 Loughton**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity.	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Site status	Justification
SR-0279	Oakwood Hill Industrial Estate (East)	Loughton	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0325	Loughton, Langston Road North	Loughton	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0355A	Oakwood Hill/Langston Road Industrial Estate	Loughton	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0355B	Oakwood Hill/Langston Road Industrial Estate	Loughton	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.





SR-0151
 SR-0276
 SR-0580

Report on Site Selection



Drawing No.
 EFDC-S1-0024-Rev1
 Date: September 2016
 Scale: 1:27,500 @A3

Content
 Results of Stage 1 Assessment for Employment Sites in Nazeing
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community.

Legend
 Site proceeds to Stage 2
 Parish Boundary



ARUP Appendix F.2
**Results of Stage 1 Assessment for Employment Sites in
 Nazeing**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity.	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Site status	Justification
SR-0151	Land at Birchwood Industrial Estate, Hoe Lane, Nazeing, EN9 2RJ	Nazeing	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0276	Birchwood Industrial Estate, Hoe Lane, Nazeing	Nazeing	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0580	42 Land at Hoe Lane, Nazeing, EN9 2RG	Nazeing	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.



Report on Site Selection



Drawing No.
EFDC-S1-0023-Rev1

Date: September 2016

Scale: 1:27,500 @A3

Content

Results of Stage 1 Assessment for Employment Sites in North Weald Bassett

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

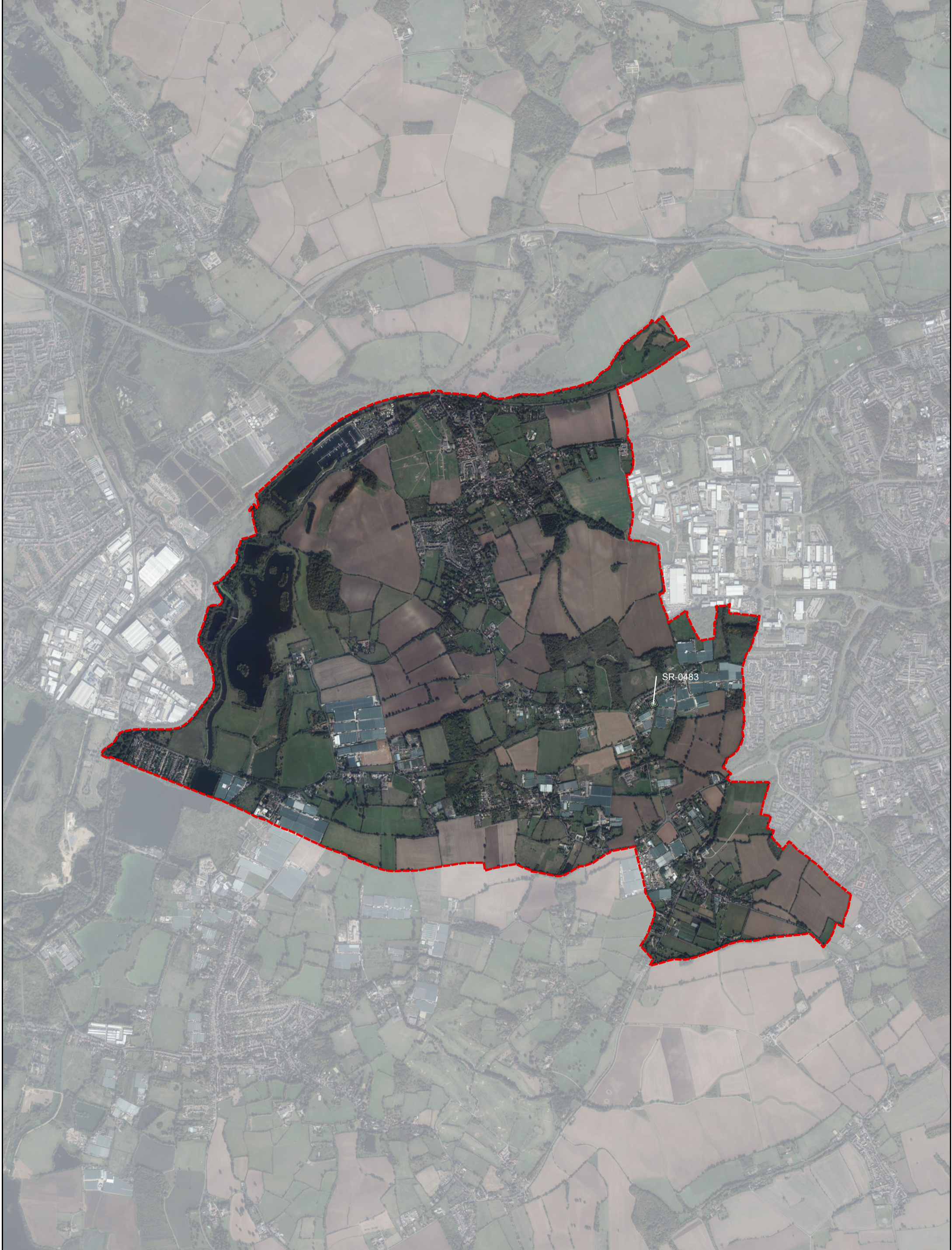
Legend

- Site proceeds to Stage 2
- Parish Boundary



ARUP Appendix F.2
**Results of Stage 1 Assessment for Employment Sites in
 North Weald Bassett**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity.	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Site status	Justification
SR-0006	Dorrington Farm, Rye Hill Road, Harlow, Essex, CM18 7JF	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0066	Harlow Park Nursery, London Road, North Weald Bassett	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0092	Latton Park, London Road, Harlow	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0119	North Weald Airfield, Merlin Way, North Weald Essex, CM16 6AA	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0274	Hurricane Way Industrial Estate, North Weald Bassett	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0275	High Road, North Weald, Industrial Estate, CM16 6EG	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0409	Land at J7 of M11	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0412	Woodside Business Estate, Thornwood	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0415	Weald Hall Farm Industrial Estate	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0418	Chase Farm and Redricks Nursery and North Weald Nursery	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0570	Land adjoining Unit 1, Horseshoe Farm, London road, Harlow, CM17 9LH	North Weald Bassett	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.



Report on Site Selection



Epping Forest District Council

Drawing No.
EFDC-S1-0033-Rev1

Date: September 2016

Scale: 1:22,500 @A3

Content

Results of Stage 1 Assessment for Employment Sites in Roydon

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

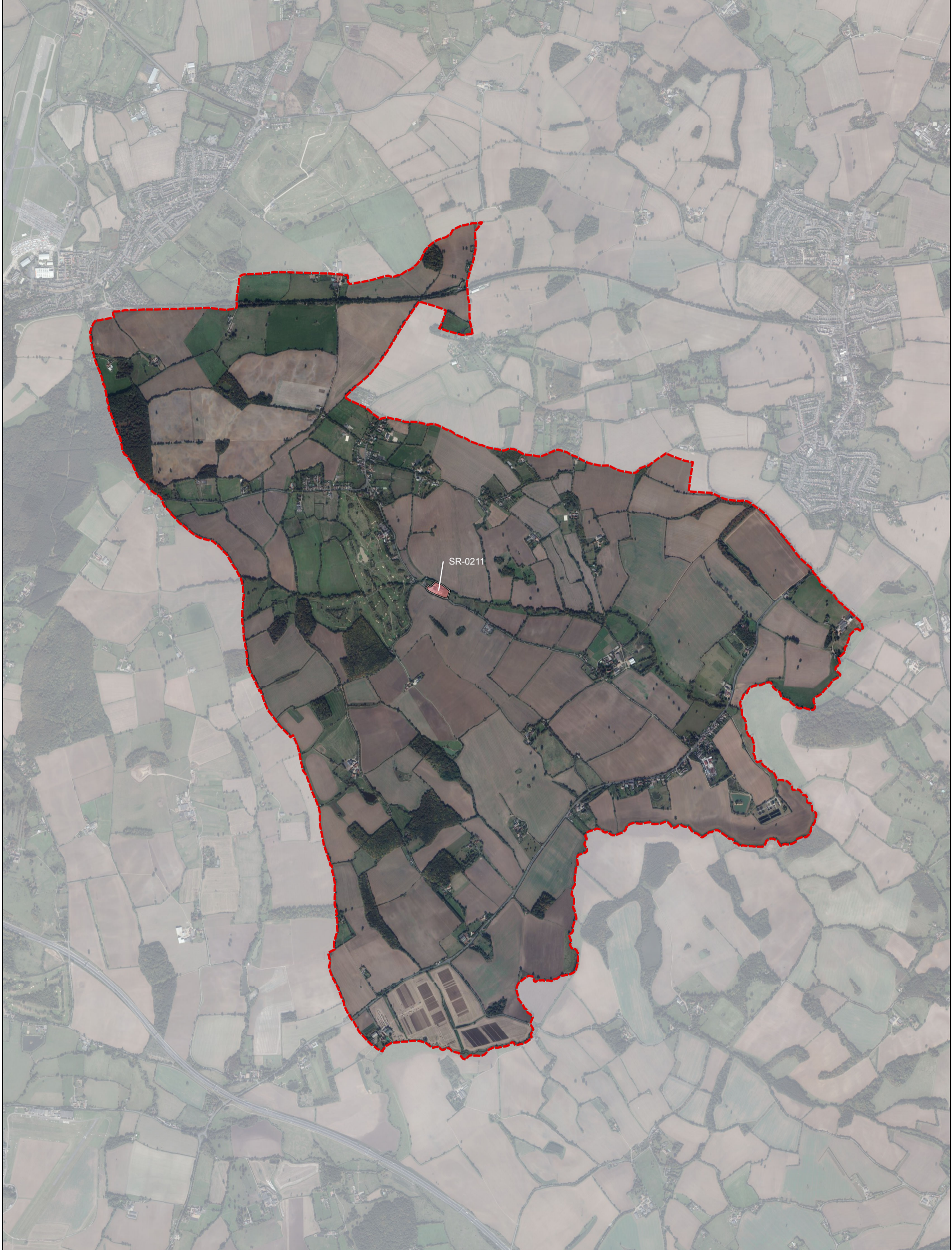
Legend

- Site proceeds to Stage 2
- Parish Boundary



ARUP Appendix F.2
**Results of Stage 1 Assessment for Employment Sites in
 Roydon**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity.	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Site status	Justification
SR-0483	Southfield Nursery, Old House Lane, Roydon, CM195DH	Roydon	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.



Report on Site Selection



Drawing No. EFDC-S1-0031-Rev1

Date: September 2016

Scale: 1:25,000 @A3

Content

Results of Stage 1 Assessment for Employment Sites in Stanford Rivers

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

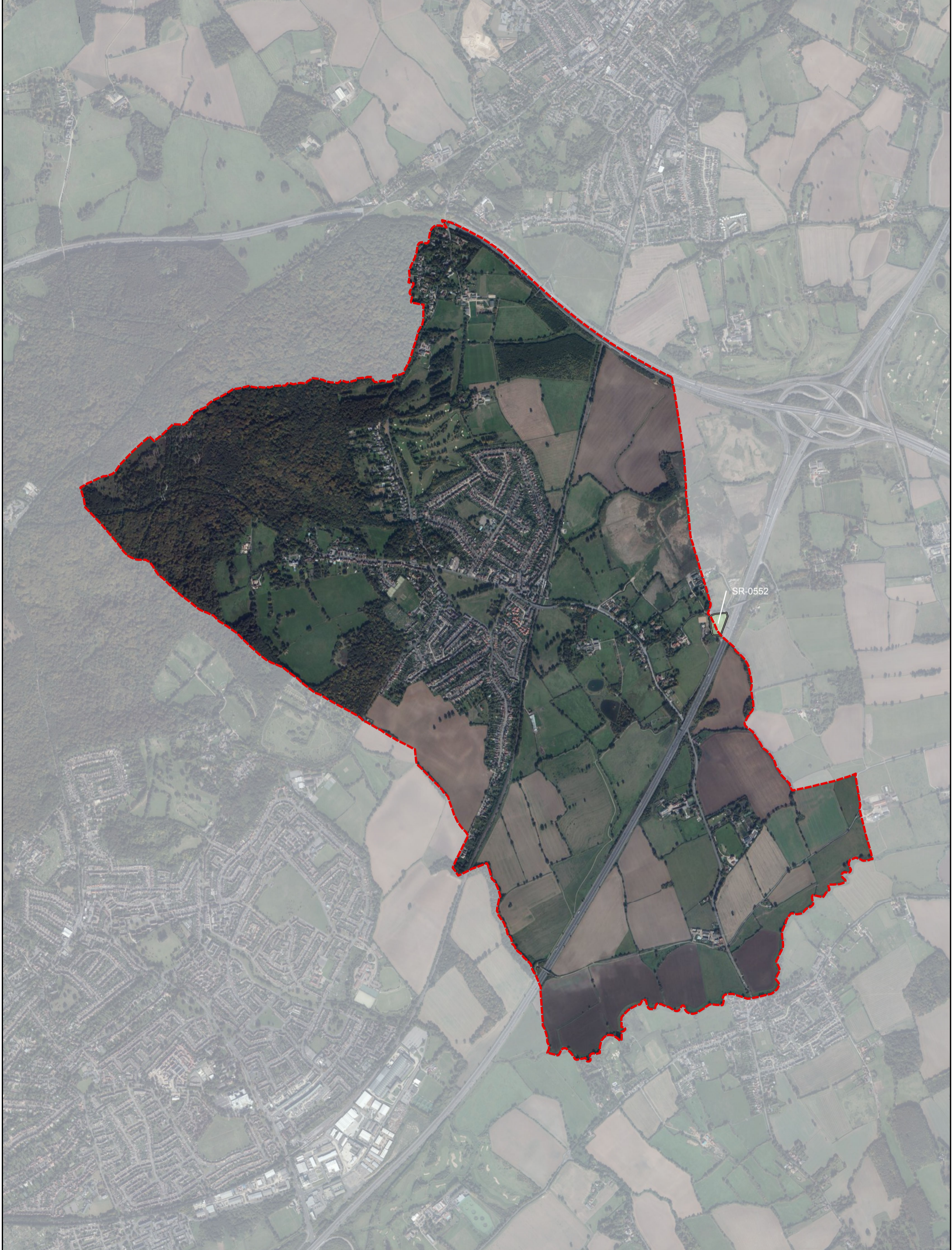
Legend

- Site does not proceed to Stage 2
- Parish Boundary



ARUP Appendix F.2
**Results of Stage 1 Assessment for Employment Sites in
Stanford Rivers**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity.	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Site status	Justification
SR-0211	Stewarts Farm, School Road, Stanford Rivers, Ongar, Essex	Stanford Rivers	Employment	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.



Report on Site Selection



Drawing No.
EFDC-S1-0030-Rev1

Date: September 2016

Scale: 1:17,500 @A3

Content

Results of Stage 1 Assessment for Employment Sites 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.

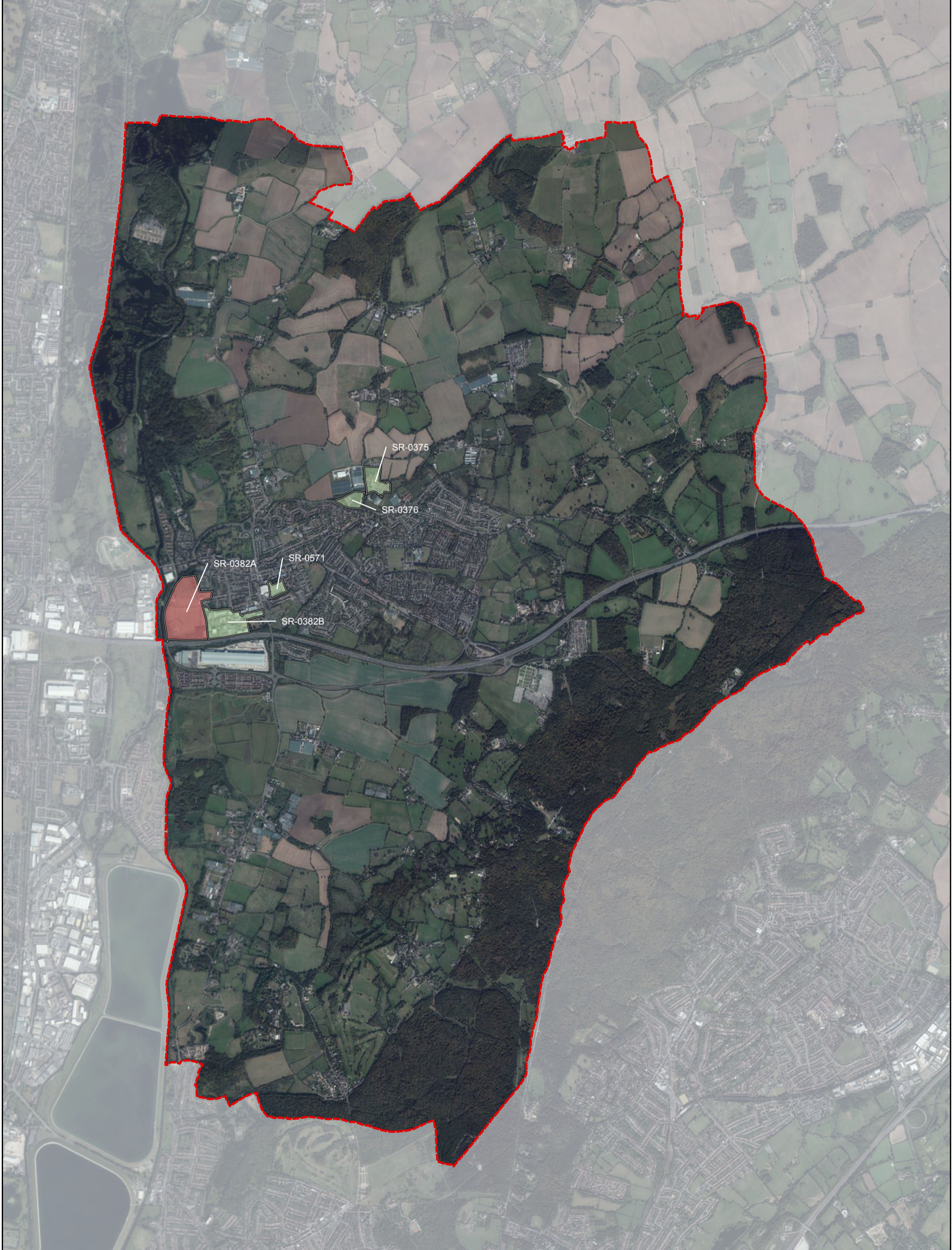
Legend

- Site proceeds to Stage 2
- Parish Boundary



ARUP Appendix F.2
**Results of Stage 1 Assessment for Employment Sites in
Theydon Bois**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity.	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Site status	Justification
SR-0552	Blunts Farm Motorway Maintenance Compound, Coopersale Lane	Theydon Bois	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.



Report on Site Selection



Drawing No.
EFDC-S1-0028-Rev1

Date: September 2016

Scale: 1:30,000 @A3

Content

Results of Stage 1 Assessment for Employment Sites in Waltham Abbey

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

- Legend**
- Site does not proceed to Stage 2
 - Site proceeds to Stage 2
 - Parish Boundary



ARUP Appendix F.2
**Results of Stage 1 Assessment for Employment Sites in
Waltham Abbey**

Site Reference	Site Address	Parish	Primary Use	1. Site entirely located outside Settlement Buffer Zones	2. Site entirely constrained by Flood Risk Zone 3B	3. Sites is entirely constrained by an internationally designated sites of importance for biodiversity.	4. Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve	5. Site entirely constrained by Epping Forest and its Buffer Land	6. Site entirely constrained by HSE Consultation Zones Inner Zone	Overall	Site status	Justification
SR-0375	Galley Hill Road Industrial Estate	Waltham Abbey	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0376	Abbeyview Nursery, Parklands	Waltham Abbey	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0382A	Town Mead Sports Complex	Waltham Abbey	Employment	Yes	No	No	No	No	No	Yes	Does not proceed	Site is located outside Settlement Buffer Zones.
SR-0382B	Town Mead Sports Complex	Waltham Abbey	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.
SR-0571	Tesco Stores Limited, Denney Avenue, Sewardstone Road	Waltham Abbey	Employment	No	No	No	No	No	No	No	Proceed	Site is entirely or partially unconstrained.