







## **E1.1 Overview of Assessment of Traveller Sites**

**ARUP** Appendix E1.1  
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 Site proceeds at this stage.  
 Site does not proceed at this stage.  
 This stage is not applicable for this site.




| Site Ref | Address   | Parish                               | Settlement (Sites proceeding to Stage 4 only) | Promoted Use | Stage 3 /Stage 8.3 | Stage 4 /Stage 8.4 | Stage 5 /Stage 8.5 | Stage 6 /Stage 8.6 | Justification   |
|----------|---|--------------------------------------|---|--------------|--------------------|--------------------|--------------------|--------------------|---|
| E 12     | South of Standards Hill, north-west of Epping rail line               | Epping                               | Epping  | Traveller    |                    |                    |                    |                    | This site did not proceed beyond Stage 5. 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.   |
| GRT-E_07 | Stoneshot View, Nazeing   | Nazeing                              | Lower Nazeing                                 | Traveller    |                    |                    |                    |                    | Site is proposed for allocation. The justification for the allocation can be found in Appendix E1.8.3.  |
| GRT-E_09 | Pond View, Stapleford Abbots  | Stapleford Abbots                    | Stapleford Abbots                             | Traveller    |                    |                    |                    |                    | This site did not proceed beyond Stage 5. 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.   |
| GRT-I_03 | Small Meadow, Thornwood   | North Weald Bassett                  | North Weald Bassett                           | Traveller    |                    |                    |                    |                    | This site did not proceed beyond Stage 5. 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.  |
| GRT-I_05 | Pond View, Stapleford Abbots  | Stapleford Abbots                    | Stapleford Abbots                             | Traveller    |                    |                    |                    |                    | This site did not proceed beyond Stage 5. 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.  |
| GRT-I_08 | Sons Nursery, Hamlet Hill   | Roydon                               | Roydon Hamlet                                 | Traveller    |                    |                    |                    |                    | Site is proposed for allocation. The justification for the allocation can be found in Appendix E1.8.3.  |
| GRT-I_09 | Lakeview, Moreton   | Moreton, Bobbingworth and the Lavers | Moreton                                       | Traveller    |                    |                    |                    |                    | Site is proposed for allocation. The justification for the allocation can be found in Appendix E1.8.3.  |
| GRT-N_01 | Paradise Farm, Hamlet Hill  | Roydon                               | Roydon Hamlet                                 | Traveller    |                    |                    |                    |                    | This site did not proceed beyond Stage 5. 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. |
| GRT-N_06 | West of Tylers Green, North Weald Bassett                             | North Weald Bassett                  | North Weald Bassett                           | Traveller    |                    |                    |                    |                    | Site is proposed for allocation. The justification for the allocation can be found in Appendix E1.8.3.  |
| GRT-N_07 | Yard/car park at rear Lea Valley Nursery, Crooked Mile, Waltham Abbey | Waltham Abbey                        | Waltham Abbey                                 | Traveller    |                    |                    |                    |                    | Site is proposed for allocation. The justification for the allocation can be found in Appendix E1.8.3.  |
| GRT-N_12 | Abridge Road, Theydon Garnon  | Theydon Bois                         | Theydon Bois                                  | Traveller    |                    |                    |                    |                    | Although it is known that the site is in single ownership, it was not possible to determine whether the site would be available for development during the Plan period. On this basis, and given the proposal is for a new site and is not an existing traveller site, it is not proposed for allocation.   |
| NWB 209  | South of Weald Hall Lane, east of M11                                 | North Weald Bassett                  | North Weald Bassett                           | Traveller    |                    |                    |                    |                    | This site did not proceed beyond Stage 5. 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.  |





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|----------|--|-------------------|---|--------------|--------------------|--------------------|--------------------|--------------------|---|
| SR-0168  | Green Leaves Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9                | Nazeing           | Tylers Cross                                  | Traveller    |                    |                    |                    |                    | This site did not proceed beyond Stage 5. 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.  |
| T-E_02   | Tomary, Hamlet Hill, Roydon, Essex, CM19 5JY                               | Roydon            | Roydon Hamlet                                 | Traveller    |                    |                    |                    |                    | <p>The site was previously sifted from the selection process at Stage 2 due to a lack of information on availability. It was reassessed in 2017 and did not proceed beyond Stage 8.5 for the following reasons.</p> <p>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.</p>  |
| T-E_10   | Rose Farm, Hamlet Hill, Roydon, CM19 5JU                                   | Roydon            | Roydon  | Traveller    |                    |                    |                    |                    | <p>The site was previously sifted from the selection process at Stage 2 due to a lack of information on availability. It was reassessed in 2017 and was not proposed for allocation at Stage 8.6 for the following reasons.</p> <p>An Appeal decision at this site (APP/J1535/C/10/2123144) identified significant access constraints, which compromise highways safety; as a result only temporary planning permission was granted on appeal on the basis that more suitable sites for traveller sites accommodation should be identified over the longer term. More suitable and deliverable sites have been identified through the traveller site selection process. This site is therefore not proposed for allocation.</p> |
| T-E_11   | Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA                              | Roydon            | Roydon  | Traveller    |                    |                    |                    |                    | Site is proposed for allocation. The justification for the allocation can be found in Appendix E1.8.3.  |
| T-E_12   | Valley View, Curtis Mill Lane, Stapleford Abbots, Essex, RM4 1HS           | Stapleford Abbots | Stapleford Abbots                             | Traveller    |                    |                    |                    |                    | Site is proposed for allocation. The justification for the allocation can be found in Appendix E1.8.3.  |
| T-I_02   | James Mead, Waltham Road, Long Green, Nazeing, Essex, EN9 2LU              | Nazeing           | Nazeing                                       | Traveller    |                    |                    |                    |                    | Site is proposed for allocation. The justification for the allocation can be found in Appendix E1.8.3.  |
| T-I_06   | Greenacres, Walls Green, Bassett's Lane, Willingale, Ongar, Essex, CM5 0QN | Willingale        | Willingale                                    | Traveller    |                    |                    |                    |                    | <p>The site was previously sifted from the selection process at Stage 2 due to a lack of information on availability. It was reassessed in 2017 and was not proposed for allocation at Stage 8.6 for the following reason.</p> <p>The site is in single ownership and is available immediately. Outstanding details relating to condition 6 attached to planning permission EPF/0657/14 for the two existing pitches were submitted and approved in 2017. On the basis that the site's planning application history does not indicate that there is further identified need for this family over the Plan period, it is not proposed for allocation for further intensification.</p>  |

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|-----------|--|-------------------|---|--------------|---|---|---|---|--|
| T-SR-0171 | Land at The Meadows, Carters Mead, Waltham Road, Nazeing, Essex, EN9 2LX | Nazeing           | Nazeing                                       | Traveller    |    |    |    |    | <p>The site was previously sifted from the selection process at Stage 3 due to being located outside the Settlement Buffer Zones. It was reassessed in 2017 and was not proposed for allocation at Stage 8.6 for the following reason.</p> <p>The spatial strategy for accommodating growth is to distribute traveller sites across the District. It was considered that the new site would result in over-intensification of traveller accommodation in this area. The site is not proposed for allocation.</p>   |
| T-SR-0533 | The Conifers, Netherall Road, Glen Faba Road, Roydon, Essex, CM19 5JW    | Roydon            | Roydon  | Traveller    |    |    |    |    | <p>The site was previously sifted from the selection process at Stage 3 due to being located outside the Settlement Buffer Zones. It was reassessed in 2017 and was not proposed for allocation at Stage 8.6 for the following reasons.</p> <p>Although the site is in single ownership, the timescale for on-site uses ceasing is unknown and the site is subject to on-site flooding constraints. On balance, it was considered that other sites across the District were more preferential in terms of their overall suitability and availability. If these alternative sites were allocated they would cumulatively meet the need for traveller accommodation identified through the Gypsy and Traveller Accommodation Assessment (2017) across the Plan period. This site is not proposed for allocation.</p> |
| T-X_14    | Roydon Lodge Chalet Estate, Roydon, Essex, CM19 5EF                      | Roydon            | Roydon  | Traveller    |   |   |   |   | <p>The site previously did not proceed from Stage 1. It was reassessed in 2017 due to temporary planning permission being granted on appeal against an enforcement notice on plot 38. The site did not proceed beyond Stage 8.5 for the following reasons.</p> <p>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.</p>   |
| T-X_15    | Birchfield, Epping Lane, Stapleford Tawney, Essex, RM4 1ST               | Stapleford Tawney |   | Traveller    |  |  |  |  | <p>The site previously did not proceed from Stage 1. It was reassessed in 2017 and did not proceed beyond Stage 8.5 for the following reasons.</p> <p>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.</p>   |

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|----------|--|---------------|---|--------------|--------------------|--------------------|--------------------|--------------------|--|
| T-X_16   | Steers, Pigstye Green Road, Willingale, Ongar, Essex, CM5 0QF                                      | Willingale    | Willingale                                    | Traveller    |                    |                    |                    |                    | <p>The site was previously sifted from the selection process at Stage 1. It was reassessed in 2017 and was not proposed for allocation at Stage 8.6 for the following reason.</p> <p>The site is in single ownership and is assumed to be available in the short term given it is an existing traveller site. However, the site's planning application history does not highlight further need for additional pitches on the site over the Plan period. On this basis it is not proposed for allocation for further intensification.</p> |
| WA 42    | South-west side of Avey Lane, opposite the Pynest Green Lane junction                              | Waltham Abbey | Waltham Abbey                                 | Traveller    |                    |                    |                    |                    | <p>This site did not proceed beyond Stage 5. 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.</p>  |
| WA 81    | West of Galleyhill Road, south of Breach Barns Lane junction and immediately south of Poultry Farm | Waltham Abbey | Waltham Abbey                                 | Traveller    |                    |                    |                    |                    | <p>Although it is known that the site is in single ownership, it has been assumed that the site will not be available until at least 2026. On this basis, and given the proposal is for a new site and is not an existing traveller site, it is not proposed for allocation.</p>   |