

**Report on Site Selection**



Epping Forest District Council

Drawing No.  
EFDC-S2-0016-Rev1

Date: September 2016

Scale: 1:15,000 @A3

**Content**

Residential Sites for Stage 2 Assessment in Stapleford Abbots

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

**Legend**

- Stage 2 Sites
- Parish Boundary



# Site Suitability Assessment

**Site Reference:** SR-0025  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 1.66  
**Address:** Brook Farm, Stapleford Road, Stapleford Abbots, Essex

**Primary use:** Housing  
**SLAA notes:** Dwelling and adjacent grazing land/paddock

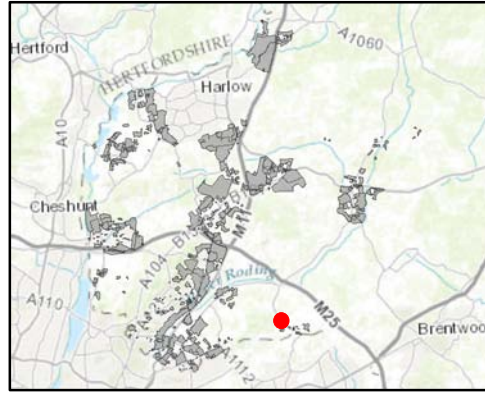
**SLAA yield:** 51 dwellings  
**SLAA source for baseline yield:** Indicated in Call for Sites (using 30 dph)

**SLAA site constraints:** None

**Site selection adjustment:** None

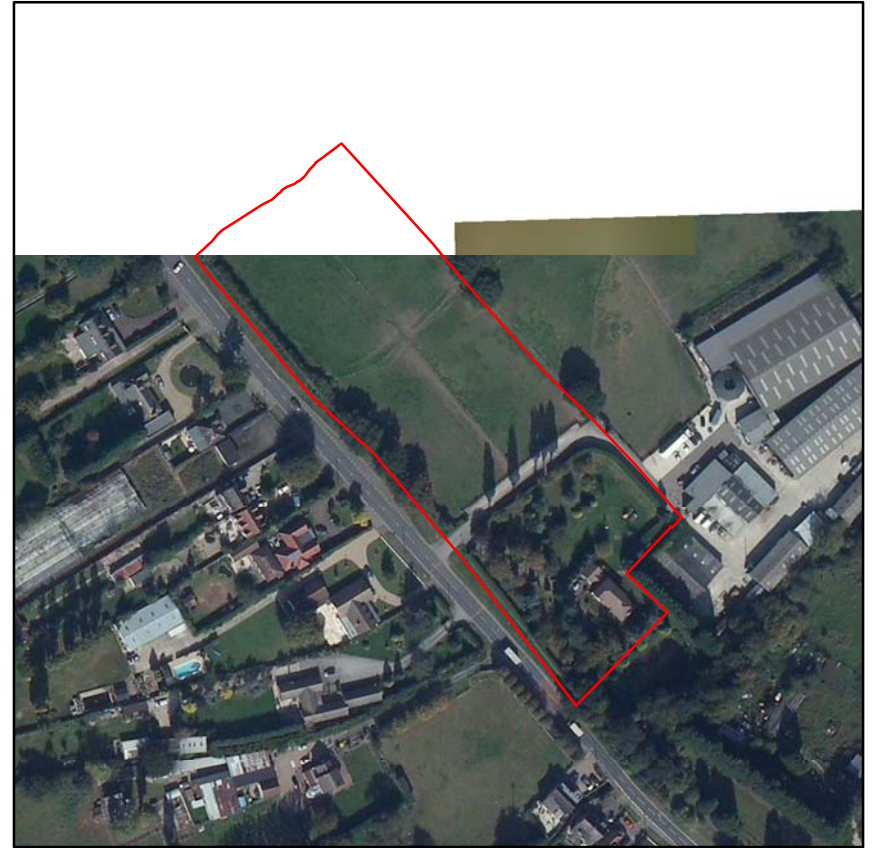
**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 51



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0025** Issue **P1**  
**ARUP** Epping Forest District Council  
 www.eppingforestcouncil.gov.uk

© Contains OS data © Crown copyright and database right (2016)  
 Sources: Esri, HERE, DeLorme, Intermap, inclemens P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within the buffer zone for Deciduous Woodland. The site may indirectly affect the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Stapleford Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.	

# Site Suitability Assessment

**Site Reference:** SR-0047  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 2.09  
**Address:** Land to East of Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JH  
**Primary use:** Housing  
**SLAA notes:** Part of agricultural field

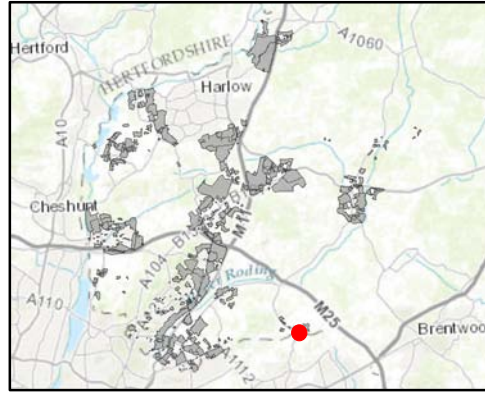
**SLAA yield:** 64 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph

**SLAA site constraints:** None

**Site selection adjustment:** None

**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 64



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0047** Issue **P1**  
**ARUP** **Epping Forest District Council**  
www.eppingforestcouncil.gov.uk

© Contains OS data © Crown copyright and database right (2016)  
 Sources: Esri, HERE, DeLorme, Intermap, inclemens P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	(-)	Features and species in the site may not be retained in their entirety but effects can be mitigated.	The site is partially within a small area of BAP priority habitat with no main features, and adjacent to an area of Deciduous Woodland. The site is likely to directly impact the habitat, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	100% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	Development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off North Road.
6.5 Contamination constraints	0	No contamination issues identified on site to date.	No potential contamination identified.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.	

# Site Suitability Assessment

**Site Reference:** SR-0223  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 0.8  
**Address:** Stapleford Farm, Oak Hill Road, Stapleford Abbots, Essex, RM4 1EH  
**Primary use:** Housing  
**SLAA notes:** None

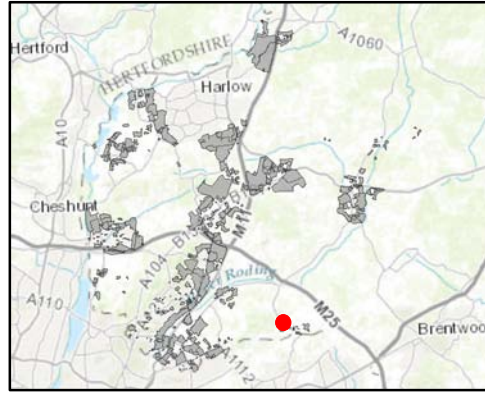
**SLAA yield:** 25 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph

**SLAA site constraints:** 100% of the site is covered by SR-0488 (52 dwellings) and as such the yield is zero to ensure no double counting.

**Site selection adjustment:** Full capacity reinstated for site selection assessment (overlapping site).

**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 25



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0223** Issue **P1**  
**ARUP** Epping Forest District Council  
© Contains OS data © Crown copyright and database right (2016). Sources: Esri, HERE, DeLorme, Intermap, inclemens P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 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 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.	100% greenfield site, adjacent to an existing settlement (Stapleford Abbots).
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	0	No topography constraints are identified in the site.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.	Access can be achieved off Stapleford Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Farmyard / Car breakers and Car Repair Yard). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.	

# Site Suitability Assessment

**Site Reference:** SR-0242  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 2.18  
**Address:** Land situated at Oak Hill Road, Stapleford Abbots and Havering-atte-Bower, Essex  
**Primary use:** Housing  
**SLAA notes:** None

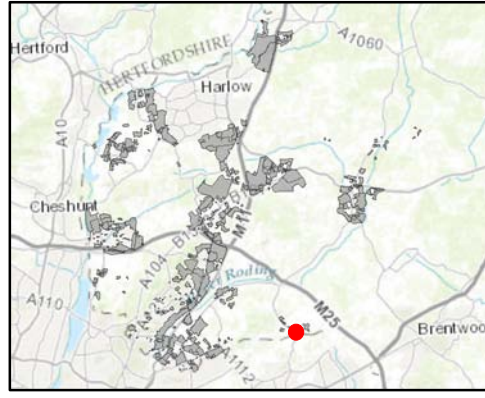
**SLAA yield:** 65 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph

**SLAA site constraints:** None

**Site selection adjustment:** None

**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 65



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0242** Issue **P1**  
**ARUP** Epping Forest District Council  
 www.eppingforestcouncil.gov.uk

© Contains OS data © Crown copyright and database right (2016). Sources: Esri, HERE, DeLorme, Intermap, Incormaps P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	0	Site is between 1000m and 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	The site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	0	Access to the site can be created within landholding adjacent to the highway.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0243  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 0.71  
**Address:** Two Acres, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4

**Primary use:** Housing  
**SLAA notes:** None

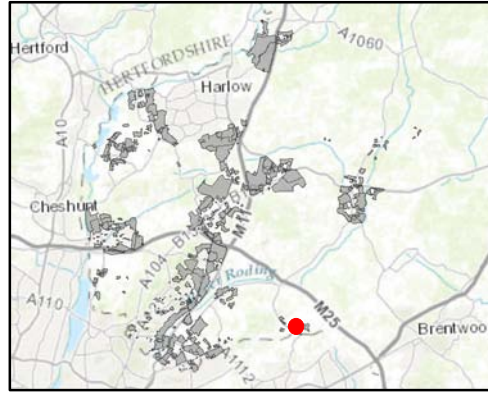
**SLAA yield:** 9 dwellings  
**SLAA source for baseline yield:** Indicated in Call for Sites

**SLAA site constraints:** None

**Site selection adjustment:** None

**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 9



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0243** Issue **P1**  
**ARUP** Epping Forest District Council  
 www.eppingforestcouncil.gov.uk

© Contains OS data © Crown copyright and database right (2016)  
 Sources: Esri, HERE, DeLorme, Intermap, inclemens P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	(--)	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).

# Site Suitability Assessment

**Site Reference:** SR-0256  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 4.69  
**Address:** Land at Mitchells Farm, Stapleford Abbots, Romford, RM4 1EJ

**Primary use:** Housing  
**SLAA notes:** None

**SLAA yield:** 112 dwellings and 3,700 sqm commercial

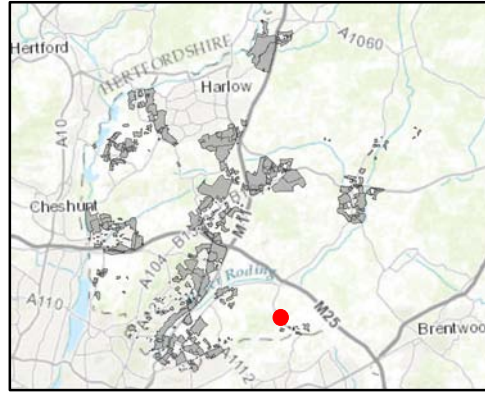
**SLAA source for baseline yield:** Assumption based on 80:20 housing to employment 30 dph and 0.4 plot ratio for commercial

**SLAA site constraints:** None

**Site selection adjustment:** None

**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 112



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0256** Issue **P1**  
**ARUP** Epping Forest District Council  
 www.eppingforestcouncil.gov.uk

© Contains OS data © Crown copyright and database right (2016)  
 Sources: Esri, HERE, DeLorme, Intermap, inclemens P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.	There is 1 Ancient tree directly affected by the site. The tree is located in the south of the site and may be affected by development. Impacts may be mitigated by considered masterplanning or transposition.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within the buffer zones for Deciduous Woodland and Traditional Orchard habitats. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.	80% greenfield site not within or adjacent to an existing settlement.
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.	Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	Existing access off Stapleford Road.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (farm). Potential adverse impact that could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.	

# Site Suitability Assessment

**Site Reference:** SR-0437  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 0.52  
**Address:** Land adjoining 3 and 4 Kensington Park, Stapleford Abbots, RM4 1AF  
**Primary use:** Housing  
**SLAA notes:** Open space at the end of a housing development bordering the amenity space of two dwellings and a turning head.

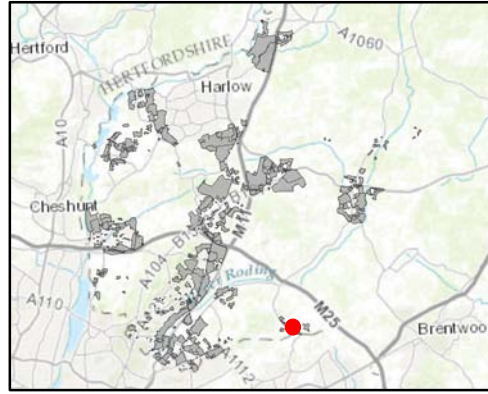
**SLAA yield:** Up to 5 dwellings  
**SLAA source for baseline yield:** Indicated in Call for Sites (equivalent to 10 dph)

**SLAA site constraints:** None

**Site selection adjustment:** None

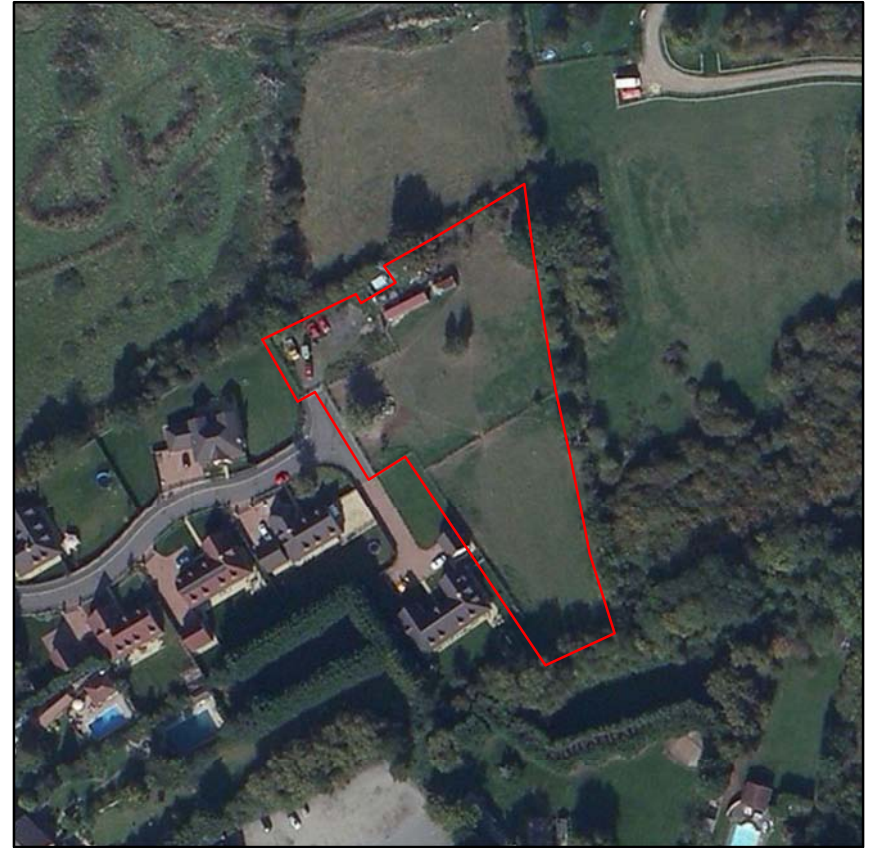
**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 5



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0437** Issue **P1**  
**ARUP** Epping Forest District Council  
 www.eppingforestcouncil.gov.uk

© Contains OS data © Crown copyright and database right (2016)  
 Sources: Esri, HERE, DeLorme, Intermap, inclemens P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 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 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(-)	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).



# Site Suitability Assessment

**Site Reference:** SR-0452  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 1.42  
**Address:** Formerly known as 'Star Farm', Oak Hill Road

**Primary use:** Housing  
**SLAA notes:** Agricultural grazing land.

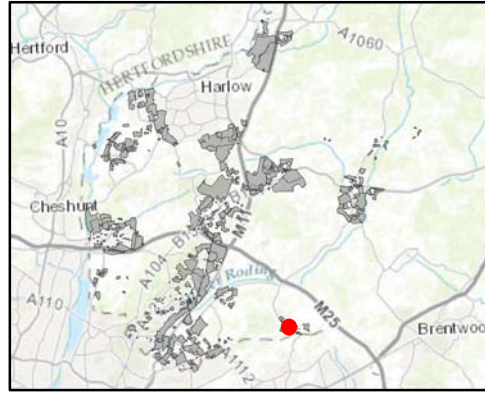
**SLAA yield:** 20-30 dwellings  
**SLAA source for baseline yield:** Indicated in Call for Sites (equivalent to 14-21 dph)

**SLAA site constraints:** Circa 20% reduction as clusters of TPO's on site.

**Site selection adjustment:** None

**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 24



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0452** Issue **P1**  
**ARUP** Epping Forest District Council  
 www.eppingforestcouncil.gov.uk

© Contains OS data © Crown copyright and database right (2016)  
 Sources: Esri, HERE, DeLorme, Intermap, inclemens P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 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 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	(-)	Site contains Ancient and/or Veteran trees but at a sufficiently low density across the site that removal could be largely avoided or possible impacts could be mitigated.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape.
6.1 Topography constraints	(--)	Topographical constraints in the site may preclude development.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	(-)	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).

# Site Suitability Assessment

**Site Reference:** SR-0465  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 11.82  
**Address:** Asheton Farm, Tysea Hill, Stapleford Abbots, Essex, RM4 1JU

**Primary use:** Housing  
**SLAA notes:** Business centre and agricultural land.

**SLAA yield:** 25 dwellings or 44,000sqm of employment.

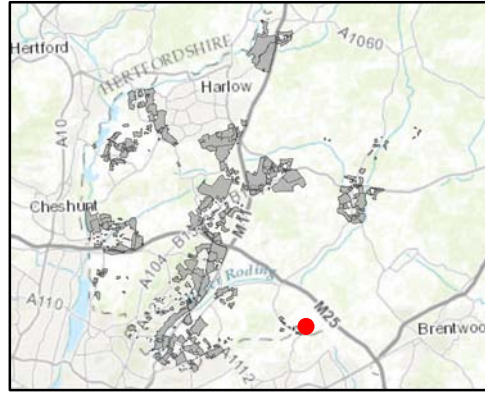
**SLAA source for baseline yield:** Housing indicated in Call for Sites, at 30 dwellings per hectare this equates to 0.83 hectares of the site. The remaining 11 hectares is employment based on 0.4 plot ratio.



**SLAA site constraints:** None

**Site selection adjustment:** None

**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 25



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0465** Issue **P1**  
   
© Contains OS data © Crown copyright and database right (2016). Sources: Esri, HERE, DeLorme, Intermap, inclemens P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 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 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(-)	Site more than a 1000m from a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(--)	Majority of the site is greenfield land that is neither within nor adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	(-)	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0488  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 1.72  
**Address:** Stapleford Farm, Oak Hill, Road, Stapleford Abbots, Essex, RM4 1EH  
**Primary use:** Housing  
**SLAA notes:** Residential/commercial

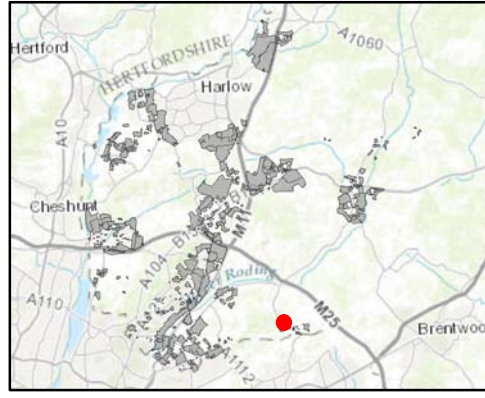
**SLAA yield:** 52 dwellings  
**SLAA source for baseline yield:** Assumption based on 30 dph

**SLAA site constraints:** None

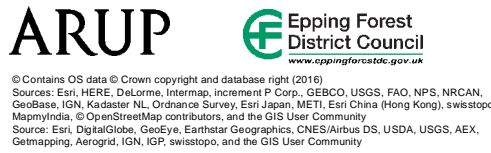
**Site selection adjustment:** None

**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 52



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0488** Issue **P1**



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

80% greenfield site, adjacent to an existing settlement (Stapleford Abbots).

Site is on the edge of the existing settlement and the proposals are for higher density development than the neighbouring developments. Therefore, development is likely to affect the predominantly rural character of the area.

Off Stapleford Road.

Potential contamination (Breakers Yard). Potential adverse impact, but could be mitigated.

# Site Suitability Assessment

**Site Reference:** SR-0499  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 4.09  
**Address:** Maybrand Farm, Bournebridge Lane, Stapleford Abbots, Essex, RM4 1LT

**Primary use:** Housing  
**SLAA notes:** One dwelling, chalets, various outbuildings and redundant buildings, car parking, hard standing, storage containers, commercial fishing lakes, sporting and camping facilities.

**SLAA yield:** 40 - 60 dwellings or 8,828sqm of employment.

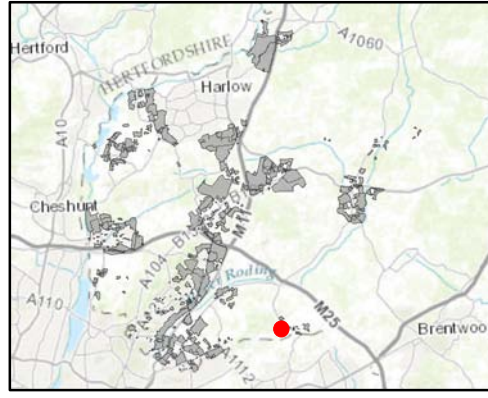
**SLAA source for baseline yield:** Housing indicated in Call for Sites, if delivered at 30 dph equates to 2 hectares of site. Employment based on 0.4 plot ratio for the remaining 2.07 hectares.



**SLAA site constraints:** None

**Site selection adjustment:** None

**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 60



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0499** Issue **P1**  
   
© Contains OS data © Crown copyright and database right (2016). Sources: Esri, HERE, DeLorme, Intermap, Incormaps P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, Swisstopo, and the GIS User Community

Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	0	Site between 400m and 1000m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	(+)	Site is less than 1000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(-)	Majority of the site is greenfield land adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	(-)	The site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.
5.2 Settlement character sensitivity	(-)	Development could detract from the existing settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact	0	Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion.

# Site Suitability Assessment

**Site Reference:** SR-0873  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 0.57  
**Address:** Rear of Mountford & Bishops Bron Oak Hill Road Stapleford Abbots Romford Essex RM4 1JL  
**Primary use:** Housing  
**SLAA notes:** Car park and green open space to the rear of the Royal Oak Pub

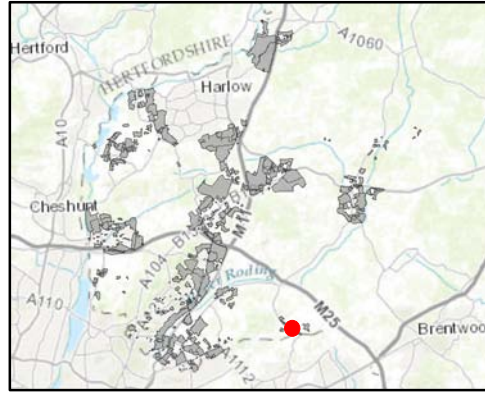
**SLAA yield:** 14  
**SLAA source for baseline yield:** Indicated in Planning Application Form (equivalent to 25 dph)

**SLAA site constraints:** None

**Site selection adjustment:** None

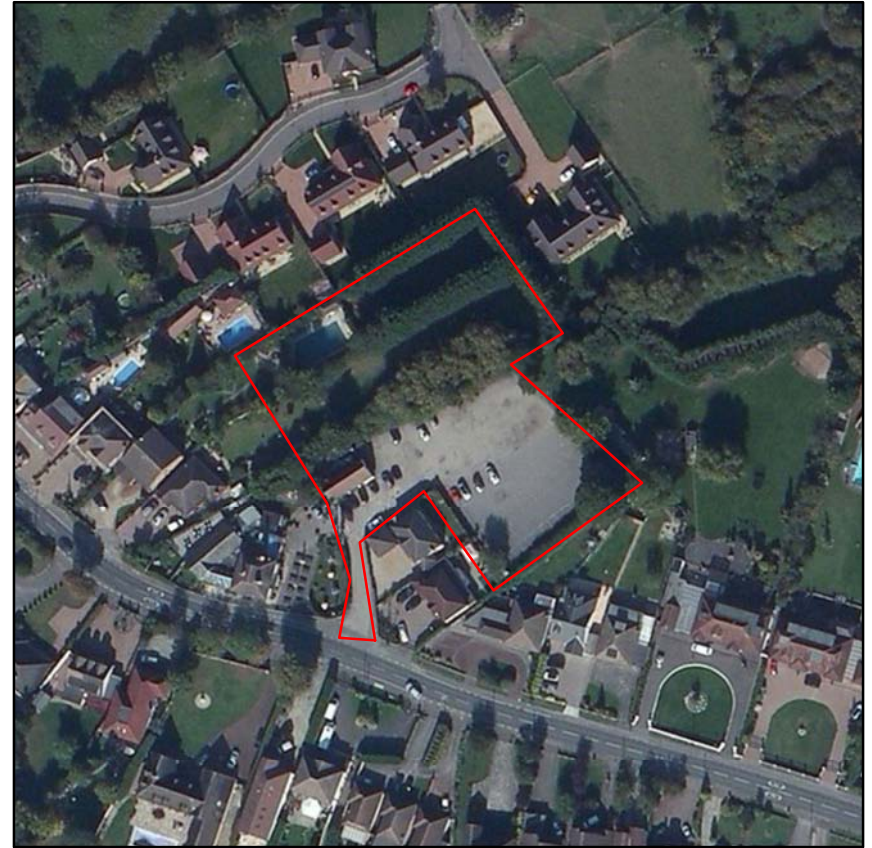
**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 14



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0873** Issue **P1**  
**ARUP** Epping Forest District Council  
www.eppingforestcouncil.gov.uk

© Contains OS data © Crown copyright and database right (2016)  
 Sources: Esri, HERE, DeLorme, Intermap, inclemens P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 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 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	(+)	Development may improve settlement character through redevelopment of a run down site or improvement in townscape.
6.1 Topography constraints	0	No topography constraints are identified in the site.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).

The site is adjacent to a Deciduous Woodland habitat, and is within the relevant buffer zone and the Traditional Orchard buffer zone. The site may indirectly affect the habitats, but mitigation can be implemented to address this.

100% brownfield site, within an existing settlement (Bournebridge).

No public open space is located in the site area. Development will not involve the loss of public open space.

Part of the site is a parking close to Oak Hill Road surrounded by housing. It provides an opportunity for intensification. Therefore, redevelopment could enhance the character of the area.

Potential contamination (Garages). Potential adverse impact that could be mitigated.

# Site Suitability Assessment

**Site Reference:** SR-0881  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 0.33  
**Address:** Land to the Rear of Briar Mount, Tysea Hill, Stapleford Abbots, Romford, Essex, RM4 1JP  
**Primary use:** Housing  
**SLAA notes:** One residential dwelling and garden

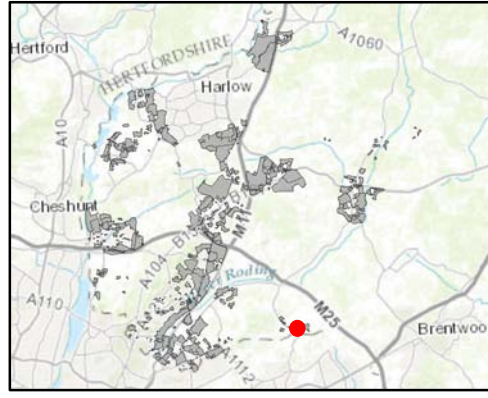
**SLAA yield:** 4  
**SLAA source for baseline yield:** Indicated in Request for Pre-Application Planning Advice form (equivalent to 12 dph)

**SLAA site constraints:** None

**Site selection adjustment:** None

**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 4



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
**Issue**  
 Drawing No **SR-0881** Issue **P1**

© Contains OS data © Crown copyright and database right (2016)  
 Sources: Esri, HERE, DeLorme, Intermap, inclemens P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Criteria	Score	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).	
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.	
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.	
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.	
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.	
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	The site is within Deciduous Woodland buffer zone and the Traditional Orchard buffer zone. The site may indirectly affect the habitats, but mitigation can be implemented to address this.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	
1.7 Flood risk	(++)	Site within Flood Zone 1.	
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.	
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.	
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.	
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.	
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.	
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.	
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.	
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.	
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.	
3.8 Access to Strategic Road Network		Not applicable.	
4.1 Brownfield and Greenfield Land	(++)	Majority of the site is previously developed land within or adjacent to a settlement.	100% brownfield site, within an existing settlement (Bournebridge).
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).	
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.	No public open space is located in the site area. Development will not involve the loss of public open space.
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	Development is unlikely to adversely affect the wider landscape character.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.	Low density development is proposed which reflects the semi-rural character of the area. Therefore, development is not likely to have an impact on the character of the area.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.	
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.	
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.	
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.	
6.4 Access to site	(+)	Suitable access to site already exists.	
6.5 Contamination constraints	(-)	Potential contamination on site, which could be mitigated.	Potential contamination (Piggeries). Potential adverse impact that could be mitigated.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).	

# Site Suitability Assessment

**Site Reference:** SR-0882  
**Parish:** Stapleford Abbots  
**Settlement:**  
**Size (ha):** 0.57  
**Address:** The Oaks, Oak Hill Road, Stapleford Abbots, Romford, Essex, RM4 1JL  
**Primary use:** Housing  
**SLAA notes:** One residential dwelling and garden

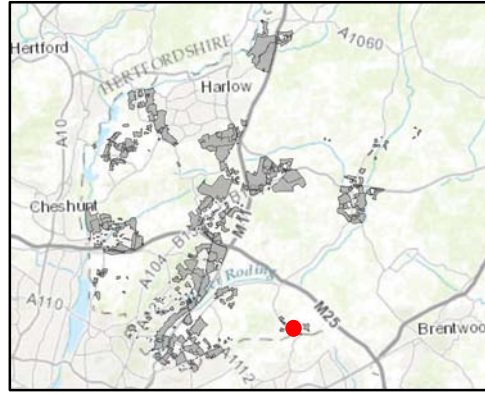
**SLAA yield:** 7  
**SLAA source for baseline yield:** Indicated in Request for Pre-Application Planning Advice form (equivalent to 12 dph)

**SLAA site constraints:** None

**Site selection adjustment:** None

**Community feedback:** The Council did not consult on a growth location which covers or is near to this site.

**Dwellings:** 7



Client  
**Epping Forest District Council**  
 Job Title  
**Epping Forest District Local Plan**  
 Drawing Status  
 Issue  
 Drawing No **SR-0882** Issue **P1**  
**ARUP** Epping Forest District Council  
 www.eppingforestcouncil.gov.uk

© Contains OS data © Crown copyright and database right (2016)  
 Sources: Esri, HERE, DeLorme, Intermap, inc/centra P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Criteria	Score	Qualitative Assessment
1.1 Impact on Internationally Protected Sites	0	Effects of allocating the site for the proposed use do not undermine conservation objectives (alone or in combination with other sites).
1.2 Impact on Nationally Protected sites	0	Based on the Impact Risk Zones there is no requirement to consult Natural England because the proposed development is unlikely to pose a risk to SSSI's.
1.3a Impact on Ancient Woodland	0	Site is not located within or adjacent to Ancient Woodland.
1.3b Impact on Ancient/Veteran Trees outside of Ancient Woodland	0	No Ancient or Veteran trees are located within the site.
1.4 Impact on Epping Forest Buffer Land	0	Site is unlikely to impact on Epping Forest Buffer Land.
1.5 Impact on BAP Priority Species or Habitats	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.
1.6 Impact on Local Wildlife Sites	0	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.
1.7 Flood risk	(++)	Site within Flood Zone 1.
1.8a Impact on heritage assets	(+)	No effect likely on historic assets due to distance from site.
1.8b Impact on archaeology	0	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation.
1.9 Impact of air quality	0	Site lies outside of areas identified as being at risk of poor air quality.
2.1 Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.
3.1 Distance to the nearest rail/tube station	(-)	Site is more than 4000m from the nearest rail or tube station.
3.2 Distance to nearest bus stop	(+)	Site is within 400m of a bus stop.
3.3 Distance to employment locations	(-)	Site is more than 2400m from an employment site/location.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest town, large village or small village.
3.5 Distance to nearest infant/primary school	0	Site is between 1000m and 4000m from the nearest infant/primary school.
3.4 Distance to local amenities	(-)	Site is more than 4000m from the nearest secondary school.
3.7 Distance to nearest GP surgery	(-)	Site is more than 4000m from the nearest GP surgery.
3.8 Access to Strategic Road Network		Not applicable.
4.1 Brownfield and Greenfield Land	(+)	Majority of the site is greenfield land within a settlement.
4.2 Impact on agricultural land	(--)	Development would involve the loss of the best and most versatile agricultural land (grades 1-3).
4.3 Capacity to improve access to open space	0	Development unlikely to involve the loss of public open space.
5.1 Landscape sensitivity	0	The site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.
5.2 Settlement character sensitivity	0	Development is unlikely to have an effect on settlement character.
6.1 Topography constraints	(-)	Topographical constraints exist in the site but potential for mitigation.
6.2a Distance to gas and oil pipelines	0	Gas or oil pipelines do not pose any constraint to the site.
6.2b Distance to power lines	0	Power lines do not pose a constraint to the site.
6.3 Impact on Tree Preservation Order (TPO)	0	The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site.
6.4 Access to site	(+)	Suitable access to site already exists.
6.5 Contamination constraints	0	No contamination issues identified on site to date.
6.6 Traffic impact		Site below the size threshold where it would be expected to affect congestion (e.g. employment site or housing site with capacity of <25 dwellings).